



Mayor & City Council

Regular Session Meeting

City of College Park
3667 Main Street
College Park, GA 30337

<http://www.collegeparkga.com>
404-669-3756 (Main)

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~ Agenda ~

Monday, May 4, 2020

7:30 PM

Council Chambers

1. Opening Ceremonies
 - A. Pledge Of Allegiance**
 - B. Invocation**
2. Additions, Deletions, Amendments, or Changes to the Agenda
3. Presentation of Minutes of City Council

A. Approval of Regular Session Minutes dated April 20, 2020

ACTION:

B. Approval of Workshop Session Minutes dated April 20, 2020.

ACTION:

C. Approval of Budget Session Minutes dated April 8, 2020.

ACTION:

D. Approval of Special Called Minutes dated April 6, 2020.

ACTION:

E. Approval of Special Called Minutes dated March 25, 2020.

ACTION:

F. Approval of Special Called Minutes dated March 19, 2020.

ACTION:

-
-
- G. Approval of Special Called Minutes dated April 20, 2020.

ACTION:

-
-
- 4. Proclamations, Resolutions, Plaques, and Announcements
 - 5. Remarks of Citizens
 - 6. Other Business

- A. Update on the Advanced Metering Infrastructure (AMI), billing interface, and other related software. See memorandum dated April 29, 2020 from Director of Power Hugh Richardson. Also, see attached PowerPoint presentation.
- B. Discussion and update on recently adopted ordinances and resolutions. See memorandum dated April 30, 2020 from City Clerk Shavala Moore. Also, see attached supporting documentation.

- 7. Public Hearings
- 8. Bids, Change Order Requests and Contracts

- A. Consideration of and action on a request for approval to purchase ten (10) replacement vehicles for the College Park Police Department Patrol Division. See memorandum dated April 26, 2020 from Police Chief Ferman Williford recommending Akins Ford, Dodge, Chrysler in an amount totaling \$398,724.00 (state contract pricing). Also, see attached supporting documentation. These are budgeted items.

ACTION:

-
-
- B. Consideration of and action on a request for approval of the acceptance of a Mini Pitch Program Grant from the U.S. Soccer Foundation to build a Musco Mini Pitch System over the current tennis court at Charles E. Phillips Park located on Herschel Road. See memorandum dated April 29, 2020 from Interim Director of Recreation & Cultural Arts Michelle Johnson recommending acceptance of the \$100,000 grant. Also, see attached supporting documentation. Ward 4.

ACTION:

-
-
- C. Consideration of and action on a request for approval of the repair of the chiller in the Wayman & Bessie Brady Recreation Center located at 3571 Breningham Drive. See

memorandum dated April 26, 2020 from Interim Director of Recreation & Cultural Arts Michelle Johnson recommending Daikin Applied in the amount of \$48,879.77. Also, see attached supporting documentation.

ACTION:

9. Unfinished (Old) Business

- A. Mayor and Councils discussion and consideration in appointing an At-Large College Park Business and Industrial Development Authority Board Member. See memorandum dated April 26, 2020 from Clearly College Park Executive Director Artie Jones, III and supporting documentation.

ACTION:

10. New Business

- A. Consideration of and action on a request for re-adoption of the College Park Transit-Oriented Development (TOD) Plan of 2012 and the updated 2020 TOD Plan. See memorandum dated April 26, 2020 from Clearly College Park Executive Director Artie Jones, III recommending re-adoption and supporting documentation

ACTION:

- B. Consideration of and action on an Ordinance requiring multi-family apartment complex owners to register for a "Rental Permit" and other relevant changes. See memorandum dated April 29, 2020 from City Manager Terrence R. Moore. Also, see attached proposed Ordinance.

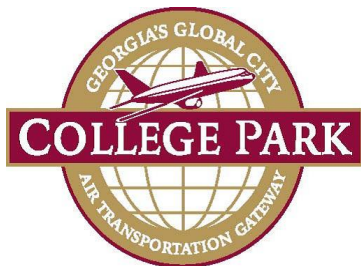
ACTION:

11. City Attorney's Report

12. City Manager's Report

- A. Discussion and update on top ten delinquent property tax payers. See memorandum dated April 29, 2020 from Director of Finance & Accounting Althea Philord-Bradley. Also, see attached background information. **NO ACTION REQUIRED.**
- B. Discussion and update on top ten delinquent utility customer accounts. See memorandum dated April 29, 2020 from the Director of Finance & Accounting, Althea Philord-Bradley. Also, see attached background information. **NO ACTION REQUIRED.**

13. Report of Mayor and Council
14. Executive Session
15. Approval of Executive Session Minutes
16. Adjournment



CITY OF COLLEGE PARK

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REG SESSION AGENDA REQUEST

DOC ID: 8099

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

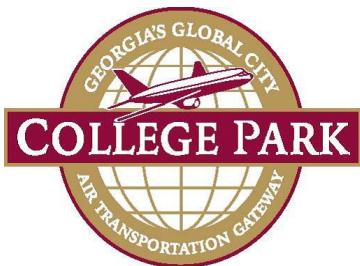
RE: Regular Session Minutes dated April 20, 2020

Regular Session Minutes were not available for review at the time of creation of this packet. The minutes will be available for review at the 5-4-2020 Regular Session meeting.

Thank you.

Review:

- Shavala Moore Completed 04/30/2020 2:20 PM
- Rosyline Robinson Completed 04/30/2020 3:19 PM
- Terrence R. Moore Completed 04/30/2020 3:39 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM



CITY OF COLLEGE PARK

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REG SESSION AGENDA REQUEST

DOC ID: 8098

DATE: April 24, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Workshop Session Minutes dated April 20, 2020

See attached Workshop Session Minutes dated April 20, 2020.

Thank you.

ATTACHMENTS:

- WSS042020 (DOC)

Review:

- Shavala Moore Completed 04/30/2020 2:02 PM
- Rosylne Robinson Completed 04/30/2020 3:19 PM
- Terrence R. Moore Completed 04/30/2020 3:39 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

1 CITY OF COLLEGE PARK
 2 MAYOR AND CITY COUNCIL
 3 WORKSHOP SESSION
 4 APRIL 20, 2020
 5

6 MINUTES
 7

8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick
 9 Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore;
 10 City Clerk Shavala Moore; City Attorney Winston Denmark.
 11

12 Absent: None.
 13

14 **NOTE:** The Hearing for Mrs. Subrenia Willis was taken up prior to the Workshop
 15 Session Meeting.
 16

17 Mayor Motley Broom called the workshop session to order at 6:50 p.m.
 18

19 **1. Consideration of Employee Healthcare Costs Increase Distribution for**
 20 **Program Year 2020-2021.**
 21

22 City Manager Terrence Moore said this is per direction as offered during the April 6,
 23 2020 meeting when authorization was granted to continue our relationship with Kaiser
 24 Permanente. The direction was to provide Council with background information and
 25 analysis to help offer direction with respect to cost distribution of the respective cost
 26 increase. Packet page 3 is a breakdown of the cost structure, as well as what it will take
 27 effective June 1, 2020.
 28

29 City Manager Terrence Moore said the remaining question is to address the various
 30 opportunities associated with Kaiser Permanente. There are a couple of distribution
 31 structures and other rate considerations as well. Mr. Cook has brought representatives
 32 from RLP to help address any specifics that might be outlined. Otherwise, it is pretty
 33 straightforward in this regard.
 34

35 Mayor Motley Broom asked, are there any questions?
 36

37 Councilman Clay said yes. A single employee under the HMO program, they would pay
 38 \$28.83, if we are absorbing the cost. They would pay \$32.13, if they participate in the
 39 increase to the same percent that we have currently.
 40

41 City Manager Terrence Moore said correct.
 42

43 Councilman Clay said so it is a \$4.00 increase to our employees. And I realize it's a 12
 44 percent increase. But when you add up all those increases, you can look at the family and
 45 the different plans. My point is that we are saving the City between \$435,060.00 and

46 \$557,277.00, over \$100,000.00. And over the years, we have been in great financial
47 shape, and the City could afford it.

48

49 Councilman Clay said let me tell you the current situation. The City cannot afford it, in
50 my opinion. And I'm going to keep harping on this point. I think everybody has to help
51 us out. We can't help everybody. We just don't have the resources ourselves to do it.
52 So, I'm of the position that we should go with the current structure, as opposed to what
53 was proposed, to absorb the cost.

54

55 Councilman Allen said I'll have to chime in there as well. I think the revenues are going
56 to be way down. And we are going to have to make some hard decisions. I just don't see
57 how the revenue will come close. Next year will be even less. We have to look at this
58 very, very strongly. And I agree with Ambrose.

59

60 Councilmen Gay agreed.

61

62 Councilman Taylor said I'm just looking at it. We did a little increase last year also, and
63 everybody else is going through a lot. We, as a city, have to absorb the full cost.

64

65 Councilman Clay said what is going through my mind is what happened during the last
66 situation the City went through during the recession. I would rather keep people
67 employed more and have everybody share the pain. I would like to make a motion to go
68 forward with the current split.

69

70 Mayor Motley Broom said I would ask that we move that to the regular session meeting.

71

72 Councilman Clay said I will make the motion then.

73

74 Councilman Taylor asked City Manager Terrence Moore, what was your
75 recommendation?

76

77 City Manager Terrence Moore said we are looking at a savings of \$122,000.00. It is a
78 cost impact in that regard to the City of College Park. There isn't any other
79 considerations being made, in terms of other opportunities. Although as Councilman
80 Clay put it, we have been able to make considerations for employees for a number of
81 years. Keep in mind that the current structure does involve the City of College Park
82 taking on the lion's share of the overall increase. It is still a generous outcome.

83

84 Mayor Motley Broom asked, any other questions?

85

86 There were no further comments made.

87

88 Mayor Motley Broom said Mr. Moore, please move that over to the regular session
89 agenda.

90

91 City Manager Terrence Moore said yes, ma'am.

2. Options and Abilities to Legally Serve Apartment Complexes.

92
93
94 City Manager Terrence Moore said Chief Williford and City Solicitor Al Dixon are in
95 position to address this matter further.

96
97 Councilman Allen asked, what about businesses? What if it is owned by a
98 conglomerate, and you can't get in touch with those people?

99
100 City Manager Terrence Moore said I would like for Chief and Mr. Dixon to respond to
101 that as part of their commentary.

102
103 Police Chief Ferman Williford said one of our challenges from the Code Enforcement
104 side is finding a registered agent to serve. In many cases we are finding that they list a
105 third party registered agent, and those people are nowhere to be found. We find addresses
106 that are U.S. Post Office and not a physical address. We are moving to require a physical
107 address within the Metro Atlanta area.

108
109 City Solicitor Al Dixon said the problem is especially with apartment complexes where
110 Code Enforcement goes out and cites an apartment complex for violations. They usually
111 serve the leasing agent, or a maintenance person, or whoever is in the office. Those
112 people come to court, and they have no real tort to act on behalf of the apartment
113 complex owner, and they have no ability to pay a fine.

114
115 City Solicitor Al Dixon said so what I was proposing is that, in order to get a business
116 license in College Park, or to renew a business license in College Park, that business
117 owner is required to supply the name, address, and phone number of someone that lives
118 in the City of College Park to act on their behalf and to accept service of the citations
119 from Code Enforcement. This would also include businesses, as well as apartment
120 complexes.

121
122 Councilman Clay asked, can I add something to that? My immediate thought is, what
123 keeps them from giving us a false number, email address, whatever? I would argue that
124 if we are going to do that, and I think it is a good idea, that we ought to make it verifiable.
125 They can show a power bill or a phone bill.

126
127 City Solicitor Al Dixon said a verification will be good. And if they produce the
128 incorrect information, their business license needs to be withdrawn.

129
130 Councilman Clay said absolutely.

131
132 Councilman Allen said that's a great idea.

133
134 Councilman Gay said I'd like to make a comment. I appreciate the effort that they put in
135 trying to resolve a longstanding problem. But I'd like to ask the City Attorney, can we
136 require someone to use a registered agent at a certain address?

137

138 City Attorney Winston Denmark said they are already required to have a registered agent,
139 to the extent they are a corporate entity. However, as has been previously stated, that a
140 registered agent has an address that is just a P.O. Box. The issue then becomes, have
141 they been served sufficiently such that we can move forward in Municipal Court with a
142 citation?
143

144 City Attorney Winston Denmark further stated that as a practical matter, the individual
145 who receives it onsite really is not the person that we want. They are not legally
146 responsible, and they greatly resent receiving a citation and having to come to court. If
147 we institute a new process whereby we create in an ordinance, which requires these
148 apartment complex owners and managers to have beyond what the State of Georgia
149 requires, in terms of having some perfunctory agent, but have a real agent that lives in
150 Clayton County or Fulton County and that address is verifiable, I think we can certainly
151 do that.
152

153 City Attorney Winston Denmark continued to say that there is some split in the
154 authorities as to whether or not we can use the Occupation Tax Code as a regulatory
155 measure. That is a revenue or tax generating power, not a regulatory power. Sometimes
156 we get in trouble with that. But we could find some course or remedy to gain compliance
157 by having a physical person in Fulton or Clayton County to receive these matters from
158 the court. I think we can do that, but it would take a little bit of creativity in how we
159 accomplish that.
160

161 Mayor Motley Broom asked, are there any other questions?
162

163 There were no further comments made.
164

165 Mayor Motley Broom asked Mr. Denmark, would we need to amend our ordinance to
166 include this paragraph?
167

168 City Attorney Winston Denmark said absolutely, yes, ma'am. We would have to do
169 something.
170

171 Mayor Motley Broom asked, would that be the consensus of the Body to charge Mr.
172 Denmark to engage and assist in an analysis of these requirements?
173

174 It was the consensus of Mayor & Council to charge City Attorney Winston Denmark in
175 reporting back his findings on what the City can do as it relates to businesses and
176 apartment complex owners/registered agents in holding them liable to produce verifiable
177 contact information.
178

179 **3. Policy Considerations to Support Recreation Facility Rentals.** 180

181 City Manager Terrence Moore introduced the item.
182

183 Interim Director of Recreation & Cultural Arts Michelle Johnson said in overlooking the
184 policies that we had in current contracts, I want to get some consistency across the board
185 for the rentals. There were my recommendations. There may be some updates that I
186 need to do because of some of the information I received in talking to Councilman Clay
187 today. We were trying to get the staff hour fee set across the board at \$25.00, which was
188 the difference with the pool rentals. And then consideration on looking at those park
189 rentals whether we want to charge or still do a refund-type fee. Any questions regarding
190 these, I would be more than happy to address.

191
192 Councilman Clay said you answered my questions today. I think we need an incentive
193 for renters to clean up the pavilion. I have seen so many times where the pavilions were
194 left a mess. I think a rental deposit is right. My comment to you today was if there is an
195 issue that we are going to give back the \$20.00, but they paid it by credit card, then we
196 charge them a convenience fee, and you don't get the convenience fee back. So, if the
197 pavilion is left in good shape, we give the \$20.00 back.

198
199 Interim Director of Recreation & Cultural Arts Michelle Johnson said that was my
200 consideration. I put in \$25.00 a day for everybody else for other rentals, depending on
201 the facility. We do have park rangers that oversee those parks. My recommendation is
202 that the fee is refundable.

203
204 Councilman Clay asked, on packet page 10, we have the issue of officers being required
205 in the parks, and we worked that out. If it is an event like a prom, you don't have to have
206 an officer on site. But if somebody rents out a pool, as we have had problems in the past,
207 we would have an officer there. If somebody rents out the basketball court, and it is
208 going to have some kind of an event there, then you would have an officer at that. Do we
209 agree on that Michelle?

210
211 Interim Director of Recreation & Cultural Arts Michelle Johnson said correct.

212
213 Councilman Clay said the other issues on the parks, I thought we allowed staff to reserve
214 pavilions, and we agreed on that today. So, whatever policy or write-up you put together
215 on this, it should say staff is able to rent, and citizens who live in the community. And
216 the other thing is; we passed an ordinance a while back, that if we had over a certain
217 number of people at an event in the park, or what have you, they were required to have a
218 police officer, for example. And it doesn't matter whether it's an employee or a citizen
219 that lives in College Park. I just want to make sure that we don't forget that fact. I think
220 the number is 100, but I can't be sure about that.

221
222 Interim Director of Recreation & Cultural Arts Michelle Johnson said it is Section 13-6.
223 It talks about 10 people, but I'm not quite sure.

224
225 Councilman Clay said we may need to discuss that at some point, as to what number of
226 people we should have. There is always the potential of a large gathering that will show
227 up, and we need some control over that.

228

229 Interim Director of Recreation & Cultural Arts Michelle Johnson said yes, sir.
230
231 Councilman Allen said I had the same issue about the cleanup. I think we need to make
232 sure that they are cleaning up because in my experience, if they don't pay anything, they
233 are not going to clean up.
234
235 Interim Director of Recreation & Cultural Arts Michelle Johnson said that is true. I don't
236 think it is too much to ask, but that is your decision on what is best for the citizens.
237
238 Councilman Allen said the other thing is, if we charge them for cleaning up, they are just
239 going to leave it a mess.
240
241 Interim Director of Recreation & Cultural Arts Michelle Johnson said we could have park
242 rangers for those 3 months. The rest of the year it is up to Parks & Grounds to go back
243 and clean up.
244
245 Mayor Motley Broom asked, are we required to clean if someone does not do their part?
246 And do we have a sense on how long it would take? And is the deposit reflective of the
247 time that it would take to do it?
248
249 Interim Director of Recreation & Cultural Arts Michelle Johnson said Parks & Grounds
250 does the weekly cleanup. There are family reunions that residents have in the parks, and
251 there is typically more trash than there would be on a regular day. On the new contracts,
252 I have gotten with the attorneys to discuss the way the contracts are laid out and what
253 your recommendation is to change those fees.
254
255 Mayor Motley Broom said that makes it consistent with everything else.
256
257 Interim Director of Recreation & Cultural Arts Michelle Johnson said my
258 recommendation is to be consistent with the hourly rate for staff fees.
259
260 Mayor Motley Broom said I would consider a family that is having a birthday party
261 different than a family reunion that could get a lot bigger. Is there any consideration in
262 the Parks & Pavilions on rentals and to the size of the party that is expected?
263
264 Interim Director of Recreation & Cultural Arts Michelle Johnson said I do know they
265 have to be a citizen. I know that Councilman Clay was concerned about the police
266 scenario. We have gone back and forth about wanting an off duty police officer to
267 oversee the parks. But the park rangers will reach out to police, if there is an issue during
268 that time period to handle that.
269
270 Councilman Clay said I think we even put a limitation on how many pavilions somebody
271 can rent. We spent some time on that.
272
273 Mayor Motley Broom asked, any other questions?
274

275 Councilman Taylor said the park rangers are there for about 6 months. I think it will be
276 difficult to charge people \$25.00 an hour. I think we are going to have a bigger problem,
277 if we try to make these people pay \$25.00 an hour.

278
279 Mayor Motley Broom said it is a \$25.00 flat fee.

280
281 Councilman Clay said and it is refundable. You get your money back, if you don't mess
282 up the pavilion.

283
284 Councilman Taylor said the same people come back and rent over and over, and they do
285 a great job cleaning. People are going to do what they do either way. And if the park
286 rangers are doing their job, they have people to clean up as they go. I have never seen the
287 police come in and do the work. I think they patrol through the area. I don't know if we
288 need off duty police officers. We have to trust that the park rangers are doing their job.

289
290 City Manager Terrence Moore said these types of adjustments are administrative in
291 nature. Michelle was thorough in her analysis and review. It would be appropriate to
292 secure your consent at this time.

293
294 Mayor Motley Broom asked, is it the consensus of this Body to move forward?

295
296 It was the consensus of Mayor & Council to move forward with policy considerations to
297 support Recreation Facility Rentals.

298
299 Councilman Taylor asked, how would this effect the people at Brady and Conley?

300
301 Interim Director of Recreation & Cultural Arts Michelle Johnson asked, for rentals or
302 programming?

303
304 Councilman Taylor said one of them was programming. There was an organization that
305 had been doing something with the city during the summer time. We did give them a
306 guarantee that they can come back this year. They may not be able to come back due to
307 Covid-19. Would we still be able to keep these same programs?

308
309 Interim Director of Recreation & Cultural Arts Michelle Johnson said you are talking
310 about something separate than what we are discussing here. This is for rentals outside of
311 our programming. Brady will probably not be open this summer for construction. Phase
312 II will shut down Brady. I have reached out to the person you are talking about and
313 informed them. I am going to look at all those contracts with the same consistency that
314 we are trying to do for the rentals.

315
316 Councilman Taylor said okay.

317
318 Mayor Motley Broom declared the Workshop Session adjourned at 7:27 p.m.

319
320

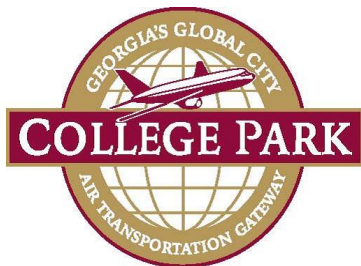
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CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8097

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Budget Session Minutes dated April 8, 2020

See attached Budget Session Minutes dated April 8, 2020.

Thank you.

ATTACHMENTS:

- Budget040820 (DOC)

Review:

- Shavala Moore Completed 04/29/2020 2:40 PM
- Rosyline Robinson Completed 04/29/2020 2:45 PM
- Terrence R. Moore Completed 04/29/2020 3:30 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

CITY OF COLLEGE PARK
MAYOR AND CITY COUNCIL
BUDGET SESSION #1
APRIL 8, 2020

MINUTES

Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore; Director of Finance & Accounting Althea Philord-Bradley; City Clerk Shavala Moore.

Staff: All Applicable Departments.

Absent: None.

City Manager Terrence Moore called the meeting to order at 6:30 p.m.

City Manager Terrence Moore said the Office of the City Manager is pleased to submit for Mayor & Council’s review and consideration the Fiscal Year 2020-2021 Proposed Budget in compliance with provisions of the City of College Park Charter and State of Georgia Statutes.

Interestingly enough, we do provide a brief executive summary as part of the submission we have offered thus far. We have made a number of adjustments to it considering the adverse impacts to economic affairs relative to Covid-19. In essence, we have assembled recommendations that yield a balanced budget recommendation of \$132,849,430.00. This is a decrease of about \$5,731,563.00 from the current fiscal year.

It is really important to be mindful of what the initial budget recommendations had been, in the event that we did not experience the current state of affairs relative to Covid-19 and its impacts to the economy. The initial recommendation, Ladies and Gentlemen, involved a total Fund Budget Recommendation in excess of \$144 million. So from that standpoint, we are coming in with a budget recommendation reduced by over \$12 million based on the current state of affairs surrounding Covid-19 and the likely impacts to revenues and expenditures here in the City of College Park, Georgia.

During a previous meeting we had an opportunity to discuss matters related to personnel and capital. And quite frankly, there is not much to discuss in those regards. The first budget workshop will provide an opportunity for Mayor & Council, and all others involved, to discuss personnel matters, and there is not much of a point to accomplish that for the reasons I just described. There is not much with Capital Outlay, but that will come up with specific departments going forward.

However, this first budget workshop meeting will be by a virtual basis, and that will likely be the case for the rest of this month. The first budget will be updates from the

47 FAA through Information Technology as outlined on the Departmental Budget Meeting
48 Schedule.

49

50 We did a solid job in terms of making adjustments to yield a less expensive spending
51 plan, and therefore, a revenue forecast to reflect that outcome as well. So, unless there
52 are any specific questions or concerns regarding the overview, we are at liberty to address
53 any questions or concerns regarding the FAA package. The FAA package is perhaps the
54 most straightforward outcome. Revenues are solid because of the lease agreement, not to
55 mention capital resources that are made available by the United States General Services
56 Administration, administered in concert with our relationship with Colliers International.

57

58 Councilman Clay said I do have a question or two on the overview. At this point, what is
59 the assumption on the revenue reduction for the first quarter, which would begin July 1,
60 2020? What is the forecast of the revenue reduction coming out of the hospitality
61 industry?

62

63 City Manager Terrence Moore said we forecasted a 25 percent reduction based on one
64 quarter representing 25 percent of the year. I will have Althea chime in on this a little bit.
65 We did visit with leadership of the hospitality community, along with the ATL Airport
66 District, Mercedes Miller, and other experts. They anticipate that revenues will get back
67 to normal by the second quarter, if not by the latter part of the next quarter. The
68 hotel/motel properties in and around the airport are having a much better experience than
69 those north of us. At least 35 hotels located throughout the Metropolitan and Downtown
70 area have ceased operation for the time being. We are looking at a decrease of about 10.4
71 percent, and that is reflective of revenue outcomes as well.

72

73 Councilman Clay asked, if we have a 20 percent occupancy now in the hotels, how does
74 that translate into a revenue reduction to us? Does that translate into a 75 percent
75 reduction in revenue that we get from the hotels?

76

77 City Manager Terrence Moore said yes, for a specific period of time for the remainder of
78 this quarter perhaps. But again, given the trend analysis we talked about, in terms of
79 forecast to resume normal economic activity, it is a bit of a moving target in that regard.
80 A lot of our revenue losses are anticipated to occur at the beginning of the Fiscal Year.

81

82 City Manager Terrence Moore said I want to call your attention to page 3 of the executive
83 summary, the hospitality line. The amended budget for the current fiscal year is
84 \$12,280,691.00; that is being reduced to \$10,999,730.00 by a decrease of about \$1.2
85 million because of the dynamics we are talking about. That forecast is based on all
86 involved, and hopefully resuming a more level of activity beginning in the second
87 quarter.

88

89 Councilman Clay said I just want everybody to understand that there is a potential
90 negative side that we could end up having to come back and make adjustments.

91

92 City Manager Terrence Moore said that is my point exactly, Councilman Clay.

93 Mayor Motley Broom said I'm not sure I understood the answer. In this final quarter of
94 2019-2020 Fiscal Year, if we see a 75 percent reduction in Hospitality Hotel/Motel Tax
95 to the City, is that reflected here, or are we being more optimistic than that?
96

97 City Manager Terrence Moore said that is reflected here going into the first quarter. As
98 we close out Fiscal Year 2019-2020, we will be able to provide you with a solid sense as
99 to what that impact is. So, there are some downward trends beginning in the month of
100 March, so we are still receiving numbers to that effect. However, at the end of the first
101 quarter to Councilman Clay's point, we may have to make further adjustments, if the
102 economic conditions do not improve. The downward reductions are a reflection of
103 calculations we have in mind.
104

105 Councilman Allen asked, so right now it is running between 15 and 20 percent
106 occupancy?
107

108 City Manager Terrence Moore said yes, sir.
109

110 Councilman Clay asked, what amount of revenue do we typically get from the hotels per
111 quarter?
112

113 City Manager Terrence Moore said referencing page 3, the current number is \$12.2
114 million.
115

116 Councilman Clay said so \$3 million a quarter.
117

118 City Manager Terrence Moore said yes, sir, on average.
119

120 Mayor Motley Broom asked, wouldn't it make more sense to look at the same time
121 period for the past couple of years? Summer is where we are going to lose the revenue,
122 correct? We need to look at that quarter for a fair analysis.
123

124 City Manager Terrence Moore said the summer months are a lull period. It improves in
125 the fall and is pretty solid in the spring. If we have to make tweaks, the first quarter of
126 the new fiscal year is probably the best time to do that.
127

128 Councilman Clay agreed.
129

130 Councilman Clay said if we have to make the cuts, the earlier we make them, the better
131 off we are.
132

133 City Manager Terrence Moore said yes, sir.
134

135 Councilman Allen asked, do you have any idea of what the revenue will be for the
136 hotel/motel tax for the last quarter of this year?
137

138 City Manager Terrence Moore said we are in the process of coming up with calculations
139 to reflect that. We are concerned about April, May and June. We are probably impacted
140 by close to \$1 million.

141

142 Councilman Clay said that will affect the carry forward, the budget reserve that we carry
143 into the next year. And presumably you will have made adjustments for that.

144

145 City Manager Terrence Moore said that's correct. Any other questions relative to the
146 overview?

147

148 There were no further comments made.

149

150 **PERSONNEL MATTERS:**

151

152 There were prior comments in the overview by City Manager Terrence Moore relative to
153 Personnel Matters.

154

155 **CAPITAL OUTLAY:**

156

157 There were prior comments in the overview by City Manager Terrence Moore relative to
158 Capital Outlay.

159

160 **FAA:**

161

162 Councilman Clay said I have one question for Ron. Are you doing extra cleaning over
163 there?

164

165 Mr. Ron Wilkerson, Colliers, said yes. It's lonely over here, I can tell you that.

166

167 Councilman Clay asked, don't you still have a few people in the penthouse?

168

169 Mr. Wilkerson said oh, yes.

170

171 Councilman Clay said on the detail on page 2 of 2, line item 547640, new lighting system
172 for the daycare facility, \$141,000.00. I know it is old. You made a comment that it is
173 hard to get parts to fix things. But is it something that we could hang on to for another
174 year? Presumably it didn't just suddenly get bad. Maybe we can only do Phase I.

175

176 Mr. Wilkerson said the problem we have is we have been putting patchwork and Band-
177 Aids on it. The controls are totally gone. When the time changed, it didn't change on the
178 system. Sooner or later they are going to call on me about it. Another thing that
179 concerns me is that sometimes some of these zones won't continue to come on. I have
180 asked some of my technicians to go up and hotwire it. It's low voltage, but it is not a safe
181 thing to do. The system is not just for the daycare, it is for the entire facility. I would
182 urge you to approve the request. We don't know if these systems are going to come on or
183 not.

184 Councilman Clay asked, what happens when they don't come on?

185

186 Mr. Wilkerson said you don't have any lights, until my guys go up and they hotwire it,
187 and then they will come on.

188

189 Councilman Clay said okay. That is the only question I had Terrence.

190

191 Director of Finance & Accounting Althea Philord-Bradley said Councilman Allen had a
192 question on Miscellaneous Services for FAA.

193

194 Mr. Wilkerson said back in July 1, 2018, the City and GSA entered into a SLA
195 (Supplemental Lease Agreement). And FAA was performing certain tasks that they were
196 doing like gazebos and cleaning gazebos and generators. There is a whole list. So what
197 happened was they said we will pay you more rent, if you will take over these
198 responsibilities. The City entered into an agreement, and they kicked the rent up. I
199 wasn't a part of that. This is the first year we get the full boat, and that is why it went up
200 a little bit.

201

202 Councilman Allen said thank you very much.

203

204 **LEGISLATIVE:**

205

206 City Manager Terrence Moore said Legislative is pretty much straightforward. Mayor is
207 included with the Executive Budget.

208

209 Mayor Motley Broom asked, on page 1 of 3 of the budget worksheet, I wasn't sure why
210 there was a 3 percent drop in salaries. How is that going to be achieved?

211

212 Director of Finance & Accounting Althea Philord-Bradley said it is comparing last year's
213 budget to the current actual budget. We had some positions in this that were vacant at the
214 beginning of the budget process last year, and they have been since filled, but they didn't
215 meet the maximum salary.

216

217 Councilman Clay said I have a question on page 1 of 3 for Legislative. Line 575740,
218 R&M under Buildings; that is up 79 percent. Why?

219

220 City Clerk Shavala Moore said that is for a new potential HV/AC Controls Unit that we
221 have been putting off for a couple of years now. We received a quote from Legacy
222 Mechanical on what it might cost to get it done. I put it in the budget to get you guy's
223 feedback.

224

225 Councilman Clay asked, what are the disadvantages in letting it go a year?

226

227 City Clerk Shavala Moore said right now it is rigged almost. The air always goes out in
228 City Hall or the heat isn't working. It is having to pay them extra to come out and do that
229 continued maintenance.

230 Councilman Clay said so it's a tradeoff between operational expenses and investing in the
231 capital to clean it up.

232
233 City Clerk Shavala Moore said if we just get it done right, we won't need them as much.

234
235 Councilman Clay said on page 2 of 3, it relates specifically to me. Line 526235,
236 Conventions and Meetings, Ward 1. I am on 3 different boards; i.e., Aviation Rule
237 Making Committee, and I go to Washington 4 times a year. Now fortunately, I haven't
238 had to go to 3 different meetings this month. But normally I have 9 trips a year; 4 to The
239 Aviation Advisory Rule Making Committee, 2 to the Advisory Committee on Research
240 being done by the FAA and Universities, and 2 N.O.I.S.E. meetings a year. I see it's
241 been cut, and I think it should be cut, from 10 meetings to 5 meetings. I can't miss all of
242 the physical meetings when they pick up. So, it's going to end up being more than
243 \$5,000.00.

244
245 Councilman Allen asked Councilman Clay, is it a possibility that you move some money
246 from my bucket over to your bucket?

247
248 Councilman Clay said that's always a possibility. I appreciate the offer Ken. And if I
249 need it, I would be very grateful.

250
251 Councilman Allen said that works for me.

252
253 Councilman Clay said thank you.

254
255 Councilman Clay said on packet page 2 of 3 in the backup, line 526220, at the bottom of
256 the page, web monitor, Ward 1. I thought we took that out. That was the charge that I
257 used to have to pay for access to aircraft data on a website. I got rid of that several years
258 ago. I'm not putting in for reimbursement for that. I have replaced it for something else.
259 Not a big deal.

260
261 City Clerk Shavala Moore said we will take it out.

262
263 Councilman Clay said that's all I had.

264
265 Mayor Motley Broom said in regard to our council meeting meals, is that strictly for our
266 regular session meeting on Monday?

267
268 City Clerk Shavala Moore said yes.

269
270 Mayor Motley Broom asked, do we need over \$200.00 to feed 6 people every time?

271
272 City Clerk Shavala Moore said it's the discretion of you guys, if you just want Mayor &
273 Council to eat.

274
275 Mayor Motley Broom said it sounds like a lot.

276 Councilman Clay said I don't see why it would be as much as it is.

277

278 City Clerk Shavala Moore said I think it has even gone over a couple of times. The cost I
279 believe comes in with a lot of the delivery charge. We try to utilize delivery services
280 prior, so we don't have to go out and drag it into the executive board room. But that is
281 usually the going rate.

282

283 Councilman Clay asked, so they charge us a premium just because they deliver it?

284

285 City Clerk Shavala Moore said yes. It has to be a certain amount to even get delivery.

286

287 Mayor Motley Broom asked, what if we used someone close by, someone on Main
288 Street, and we could probably save some money.

289

290 City Clerk Shavala Moore said we can try that.

291

292 Mayor Motley Broom said that seems excessive for not even 24 meetings.

293

294 Councilman Clay agreed.

295

296 Councilman Allen said we should use somebody local.

297

298 City Manager Terrence Moore said we can make it \$4,000.00 for this budget with the
299 proviso that we use local businesses.

300

301 Mayor Motley Broom said I'm good with that.

302

303 Councilman Clay said that's fine with me.

304

305 It was the consensus of Mayor & Council to change the meeting meals budget to
306 \$4,000.00 a year for a savings of \$1,000.00 a year and to use local vendors.

307

308 **EXECUTIVE:**

309

310 Mayor Motley Broom said on page 1 of 3, telephone, why is there a 26 percent increase,
311 page 75?

312

313 Chief Information Officer Michael Hicks said we spread the Cisco Phone System out to
314 all departments depending on how many phones you have and the usage.

315

316 Mayor Motley Broom asked, are we expecting a 25 percent increase in the price of the
317 Cisco phones?

318

319 Chief Information Officer Michael Hicks said no, we should not, unless you add some
320 lines.

321

322 Councilman Clay said Mayor, we have had this problem for several budget years.
323 Telephone will go up by strange amounts, not 26 percent.

324
325 Chief Information Officer Michael Hicks said we have the data to support it.
326

327 City Manager Terrence Moore said the calculations are simply what they are. Althea and
328 I had an exercise last year as to why that is.

329
330 Director of Finance & Accounting Althea Philord-Bradley said it includes the cell
331 phones, iPads, and Windstream. The details are on page 105 in your detail.
332

333 Councilman Clay said I thought we got individually billed for phones, but it all gets
334 lumped together in that telephone line. Is that what you are saying Althea?

335
336 Director of Finance & Accounting Althea Philord-Bradley said correct.
337

338 Mayor Motley Broom said I don't have an iPad, but I assume that's what this says, but
339 that's okay.

340
341 Councilman Allen said on salary overtime, why would we have salary overtime, line
342 525020?

343
344 City Manager Terrence Moore said that would be for the Executive Assistant to Mayor &
345 City Council when that individual was called upon to participate in evening meetings,
346 whatever the case may be.

347
348 Mayor Motley Broom asked, now you are going to cut it down to zero?
349

350 City Manager Terrence Moore said yes. We will have this position on salary.

351
352 Councilman Allen asked about Miscellaneous Services, \$9,000.00, but the recommended
353 amount is \$4,000.00, line 526130.
354

355 Executive Assistant Rosyline Robinson said that is Hayes Coffee Service, Flowers for
356 Bereavement, and Awards and Plaques.

357
358 City Manager Terrence Moore said I anticipate lowering the cost on the plaques, but
359 something tasteful to stay in line with the budget considerations.

360
361 Mayor Motley Broom said I see a 50 percent reduction in my discretionary allowance. I
362 can live with that. Austerity it is.

363
364 City Manager Terrence Moore said yes, ma'am.

365
366 City Manager Terrence Moore asked, any other questions regarding Executive, Ladies
367 and Gentlemen?

368 There were no further comments made.

369

370 **BUSINESS LICENSE:**

371

372 Councilman Clay said I have no questions on this budget.

373

374 Mayor Motley Broom asked, is Gary Young here?

375

376 City Manager Terrence Moore said no, he is not.

377

378 Mayor Motley Broom asked, under Airport Affairs, page 80, line 526230, conventions
379 and meetings, quarterly breakfast?

380

381 Executive Assistant Rosyline Robinson said John Selden, Airport Manager.

382

383 Mayor Motley Broom asked, are we supposed to meet for breakfast?

384

385 City Manager Terrence Moore said we have been.

386

387 Mayor Motley Broom asked, for \$800.00? How many people show up for this meeting?

388

389 City Manager Terrence Moore said roughly 6 people show up for the meeting. John,
390 Mayor, City Manager, and 2 or 3 others to accompany Mr. Selden, and Gary.

391

392 Councilman Clay said if you have it in the hotel, I can see why it would run more.

393

394 Executive Assistant Rosyline Robinson said it is the breakfast and lunch meetings.

395

396 Mayor Motley Broom said we haven't set any lunch meetings. I think I am good with a
397 \$12.00 omelet and maybe coffee.

398

399 **FINANCIAL ADMINISTRATION:**

400

401 City Manager Terrence Moore said the financial piece involves the property tax clerk and
402 budget analyst. The correct title for Phillip is Revenue Tax Administrator, so we need to
403 update that.

404

405 Director of Finance & Accounting Althea Philord-Bradley asked, on the Org
406 (Organizational) Chart?

407

408 City Manager Terrence Moore said yes.

409

410 Councilman Clay said I have 1 question on page 1 of 2, page 112, in the middle there is
411 telephone again. As I recall Michael, we added some servers to the phone system. We
412 did some upgrading of the phone system. It may have been in this current fiscal year.

413 And if that is the case, could it be that there are some additional costs of the central
414 servers that are getting spread across everybody?

415
416 Chief Information Officer Michael Hicks said there are some additional costs, but I don't
417 have access to your information.

418
419 Councilman Clay asked, is Mimecast in this telephone line item?

420
421 Chief Information Officer Michael Hicks said I'm not sure.

422
423 Councilman Clay said every year we have this same kind of discussion. And maybe we
424 should get an answer to it for the next budget session and figure out what is going on this
425 year with it.

426
427 Mayor Motley Broom said I'm fine with it.

428
429 Councilman Clay said Cisco is there. And I'm expecting that we did do some upgrades
430 in Cisco, and the Verizon Data Plan might be driving it.

431
432 Director of Finance & Accounting Althea Philord-Bradley said and the Windstream
433 number as well.

434
435 Councilman Clay said I hope when we get the fiber done, we can do away with a lot of
436 that.

437
438 Chief Information Officer Michael Hicks said that's been cut.

439
440 City Manager Terrence Moore said he is talking about IT, the fiber structure. He's being
441 somewhat editorial.

442
443 Chief Information Officer Michael Hicks said that's not true Terrence.

444
445 City Manager Terrence Moore said yeah, it is.

446
447 Councilman Clay said let's move on.

448
449 City Manager Terrence Moore said as far as the telephone line item, let's make a
450 commitment for April 15, 2020 to provide some specifics relative to why the telephone
451 line items throughout all departments and sections are having the experience that it is
452 having.

453
454 Director of Finance & Accounting Althea Philord-Bradley said okay.

455
456 **ACCOUNTING:**

457

458 City Manager Terrence Moore said there are 6 people that operate out of that department.
459 It is pretty flat. And a number of downward adjustments were facilitated as a result of the
460 considerations. Any questions or concerns?

461

462 There were no comments made.

463

464 **HUMAN RESOURCES:**

465

466 City Manager Terrence Moore said there are a total of 3 positions operating in that
467 capacity. We are having a hiring freeze experience. They are operating with 2 positions
468 right now. Chris and I are spending time to elaborate and engage in a little bit of cross-
469 training such that we will be able to be solid with 2 individuals for the time being.

470

471 Councilman Clay said on packet page 2 of 3, you have a number of items that are 100
472 percent reductions. And while I applaud the fact that we are reducing those things, I find
473 it hard to believe that you can reduce them 100 percent. And I have to believe that they
474 may come back and bite us later on. How can we just all of a sudden totally eliminate
475 something? Like medical services and supplies, 100 percent reduction there. How about
476 Workers' Compensation Claims? Then you have unemployment compensation, and we
477 have an actual of that for \$13,200.00 and something, and you assume that is zero.

478

479 City Manager Terrence Moore said they are funded by the departments, Ladies and
480 Gentlemen.

481

482 Councilman Clay said it was in HR before, and now you have moved it out into
483 departments.

484

485 City Manager Terrence Moore said correct.

486

487 Mayor Motley Broom asked, what are the contractual services that are not happening,
488 line 526170, page 2 of 3?

489

490 Director of Finance & Accounting Althea Philord-Bradley said the position that Terrence
491 is referring to that has been frozen, it is still funded. So if funds need to be transferred,
492 funds are available to transfer between accounts. I just wanted to point that out.

493

494 Director of Human Resources & Risk Management Chris Cook said the only contractual
495 services we have are for Insurance, Workers' Comp, and Liability Insurance.

496

497 Mayor Motley Broom asked, so we are not going to be doing those?

498

499 Director of Human Resources & Risk Management Chris Cook said no.

500

501 Councilman Clay said I would argue that it is very hard to predict some of those things,
502 whether you are going to need them or not. It would make more sense to keep them in
503 HR.

504 Director of Human Resources & Risk Management Chris Cook said we can control the
505 numbers better if they are in HR.

506
507 Mayor Motley Broom said at one point you were discussing farming out payroll
508 processing.

509
510 Director of Human Resources & Risk Management Chris Cook said yes.

511
512 Mayor Motley Broom asked, is that contemplated in here?

513
514 Director of Human Resources & Risk Management Chris Cook said yes.

515
516 Mayor Motley Broom asked, where?

517
518 Chief Information Officer Michael Hicks said Neal Gov is an enterprise software that is
519 going to help us with applications and candidates, and anybody that is applying for a job.
520 They also have other features in that software package, but it will not replace the HR
521 process that we have now. It will make it more efficient.

522
523 Director of Human Resources & Risk Management Chris Cook said we are talking about
524 payroll, \$2,000.00 a month that I included.

525
526 Councilman Clay said that is for printing the pay checks, right?

527
528 Director of Human Resources & Risk Management Chris Cook said yes.

529
530 Councilman Clay said we are moving to direct deposit.

531
532 Mayor Motley Broom said it makes even more sense to try to get payroll outsourced in a
533 way that doesn't burden the people that are still there.

534
535 Director of Human Resources & Risk Management Chris Cook said yes.

536
537 Chief Information Officer Michael Hicks said you don't have enough funding there, if
538 you are going to outsource payroll.

539
540 Director of Finance & Accounting Althea Philord-Bradley said it will be an adjustment
541 out of salaries.

542
543 City Manager Terrence Moore asked, are there any other questions for HR?

544
545 Mayor Motley Broom said I am just really curious about the telephone line item.

546
547 City Manager Terrence Moore said next Wednesday it is.

548
549 **INFORMATION TECHNOLOGY:**

550 Councilman Clay said I have a couple of questions. On the breakout of personnel, the
551 account is staying the same, but the classification of the people is different. I assume this
552 is in agreement with the classifications that we changed recently.

553
554 City Manager Terrence Moore said yes, sir.

555
556 Councilman Clay said I'd like to hear this for every operational department. Where we
557 have capital cuts, I would like to know what was cut out. And Michael, you had virtually
558 all your capital cut out if I remember right; is that correct?

559
560 Chief Information Officer Michael Hicks said we had quite a few cut.

561
562 Councilman Clay said there may be some capital cuts that would have been offset by
563 operational expenses, now maybe not to the same degree that the capital was cut, at least
564 in the first year. Apparently, you had fiber cut out. If you don't have that there, then you
565 are paying Windstream or paying other costs. Has there been an analysis done of what
566 the offset to the additional cost of operations because the capital has been cut out. Has
567 any analysis been done on that?

568
569 Chief Information Officer Michael Hicks said I pulled the numbers to show what we are
570 currently paying Windstream, and what we would be paying for the fiber if we connected
571 the fiber. The fiber is a lot higher initially per month, but in the long run we are going to
572 get more efficiency out of the fiber than we are getting out of Windstream.

573
574 Councilman Clay said the bottom line is, if the fiber came close to paying for itself in the
575 first year, then I would say, hum, maybe we ought not to be putting that off.

576
577 Chief Information Officer Michael Hicks said the only capital expense that was cut was
578 the funding for our new CCTV guy. Right now I don't have any money to buy
579 equipment if the cameras go out. That is why I wanted you to take another look at it. But
580 if you guys think we can do without it for a few months until things get better, then we
581 will do what we can to keep the cameras up.

582
583 Councilman Clay asked, is our CCTV guy maintaining the Flock Cameras too?

584
585 Chief Information Officer Michael Hicks said no, he is not.

586
587 Councilman Clay said I use the cameras, but I don't know whether the other Council
588 members do.

589
590 Mayor Motley Broom said I requested access to those cameras, but it hasn't happened
591 yet.

592
593 Chief Information Officer Michael Hicks said Madam Mayor, we will make sure you get
594 access to the cameras.

595

596 Councilman Clay said we have shutdown the parks. We have cameras in all the parks.
597 So, you don't necessarily need to have a police officer running by the parks every 15 to
598 20 minutes.

599
600 Councilman Allen said if things do pick up more than we expect, we can go back and
601 take a look at some of these.

602
603 City Manager Terrence Moore said absolutely.

604
605 Councilman Clay said I think we need some insight into what it is we are cutting back on.

606
607 Chief Information Officer Michael Hicks said we will make a note and send you the
608 things that were cut.

609
610 Councilman Clay asked, when you took out the cyber security, does it make us
611 significantly more vulnerable?

612
613 Chief Information Officer Michael Hicks said we just finished our last analysis with
614 Palacio, and I would like to get this done at least every quarter, but we don't have the
615 funding for it now.

616
617 Councilman Clay asked, when would you like to get it done?

618
619 Chief Information Officer Michael Hicks said I would like to have a cyber security
620 network done every quarter.

621
622 Councilman Clay said that sounds like operational expense, not capital.

623
624 Mayor Motley Broom agreed.

625
626 Councilman Allen agreed.

627
628 Chief Information Officer Michael Hicks asked, is that consideration to put it back into
629 the budget or hold off?

630
631 Councilman Clay asked, how much is it?

632
633 Chief Information Officer Michael Hicks said I put \$52,000.00 in there.

634
635 Councilman Clay asked, for a year?

636
637 Chief Information Officer Michael Hicks said yes.

638
639 Councilman Clay said you know me, I am paranoid, so I would be inclined to put it in,
640 but the rest of Council may not agree with that.

641

642 Mayor Motley Broom said I think a breach in that regard would cost us far more than
643 \$52,000.00.

644
645 Councilman Clay said amen.

646
647 Councilman Allen agreed.

648
649 Mayor Motley Broom said we have to have the proper security in place, in order to
650 preserve the system.

651
652 Councilman Clay said it sounds like we are all on the same page.

653
654 City Manager Terrence Moore said \$52,000.00 is not terribly considerable, but it is given
655 the current state of affairs. So, are we contemplating a reprioritization from some other
656 line item, or are we expected to identify \$52,000.00 from somewhere?

657
658 Councilman Clay asked, what if we did a compromise Terrence? What if we said, okay,
659 maybe we do it 3 times a year and not 4 times a year. I can live with some variation like
660 that.

661
662 City Manager Terrence Moore asked, what if we did it twice, and consider a budget
663 adjustment to take care of the others as conditions improve?

664
665 Mayor Motley Broom said that would be my suggestion. Why don't we put in
666 \$26,000.00 and revisit?

667
668 Councilman Clay said we got a compromise.

669
670 Mayor Motley Broom asked Mr. Hicks, can you live with that?

671
672 Chief Information Officer Michael Hicks said yes, ma'am, I can.

673
674 Councilman Taylor asked about packet page 2 of 3, line 526240, what is that?

675
676 City Manager Terrence Moore said \$3,600.00. The initial request was for a vehicle. We
677 actually have staff that transport in their own personal cars back and forth to take care of
678 issues regarding IT, so that is why that was included.

679
680 Chief Information Officer Michael Hicks said we have no vehicle for the CCTV guy to
681 go around the city and repair these cameras. He is using his own van. We put some
682 money into the budget to pay him for gas, but that does not cover the repairs and the wear
683 and tear on his vehicles. Secondly, the vehicle that we currently have is 19 years old, and
684 my guys are afraid to drive that vehicle from here to the Tracey Wyatt Recreation Center.
685 So, we put a vehicle in the budget so all 4 of them can share it.

686
687 Councilman Clay said it sounds like it should be in the budget.

688 City Manager Terrence Moore said we are not in a position to buy a new vehicle for IT
689 for obvious reasons, and that is the basis for that compromise. So that is pretty
690 straightforward in my mind.

691
692 Chief Information Officer Michael Hicks asked, are we going to get the vehicle?
693

694 City Manager Terrence Moore said no, you are not. There is no recommendation for a
695 vehicle.

696
697 Chief Information Officer Michael Hicks said so the CCTV guy is going to continue to
698 drive his van, and the IT guys do not want to drive a 19-year-old vehicle that keeps
699 breaking down.

700
701 City Manager Terrence Moore said we talked about this during budget review. We will
702 make this opportunity for \$300.00 a month, until we can update the vehicle. That was the
703 recommendation, and that was the recommendation weeks ago.

704
705 Mayor Motley Broom said I think we are talking about 2 different things here. Mr. Hicks
706 said the \$300.00 a month goes to the CCTV guy that goes around in his own van. But he
707 is also talking about his individual IT staff that needs to do things around the city. And
708 the vehicle that IT has is what, unsafe and unreliable?

709
710 Chief Information Officer Michael Hicks said it is both. The vehicle for IT is 19 years
711 old.

712
713 Mayor Motley Broom said it looks like one of them is handled in the budget and one of
714 them is not.

715
716 Councilman Clay said I think we are replacing elsewhere in the budget some vehicles; is
717 that correct?

718
719 City Manager Terrence Moore said yes, sir.

720
721 Councilman Clay asked, is it possible that one of the vehicles that we are replacing in
722 there, while the old vehicle it is not shiny and brand new, that that vehicle could be
723 transferred to the IT Department?

724
725 City Manager Terrence Moore said Councilman Clay, that is exactly precisely the plan to
726 address the secondary issue.

727
728 Chief Information Officer Michael Hicks said I have asked that question before. We
729 would love to get a used vehicle.

730
731 Councilman Clay said good. We are going to give him a vehicle from another
732 department.

733

734 City Manager Terrence Moore said right.

735

736 Mayor Motley Broom said one of the challenges that we face is better tracking of our
737 vehicles and the work that has been done on them. The maintenance that we are getting
738 on these vehicles is very general, and you can't track what is happening to each
739 individual vehicle when it is going over to Moody's. That inhibits our ability to know
740 how much life we are getting out of vehicles and at what point we need to be replacing
741 them. We need to start exploring a better system for keeping up with the maintenance
742 and vehicle life.

743

744 Councilman Clay said we have a requirement that Moody's puts all that data into the
745 Square Rigger system. And we have elevated Willis Moody to the responsibility of Fleet
746 Manager. So, I would think that Willis working with the data from Square Rigger could
747 track that and do exactly what you are suggesting.

748

749 Director of Finance & Accounting Althea Philord-Bradley said right now we cannot track
750 the vehicles. It doesn't tell you what vehicle was worked on. That would be difficult for
751 him to track the expenses of each vehicle. That has been my argument. We don't know
752 how much we have spent over time on a single vehicle.

753

754 Councilman Clay said the invoice, they were supposed to put that data into Square
755 Rigger, and I swear to god that I saw a report out of Square Rigger that showed different
756 work that had been done on specific vehicles. I have to believe that they are entering that
757 data. You are not going to work on a vehicle and submit an invoice, unless you can
758 itemize the car and work done. Michael, I don't know who can help with that.

759

760 Chief Information Officer Michael Hicks said I hope to address that in our See
761 Something/Say Something Software. It covers all of that. We should be able to then get
762 rid of Square Rigger.

763

764 Mayor Motley Broom asked, are we getting data out of Square Rigger at this point?

765

766 Director of Finance & Accounting Althea Philord-Bradley said as far as my knowledge,
767 no.

768

769 Chief Information Officer Michael Hicks said I will work with him to get that data
770 pulled.

771

772 Councilman Allen said we need that information. We don't need to lag about 3 or 4
773 months behind so we can determine the usage of these cars and what has been done to
774 them.

775

776 Councilman Clay asked, how can you do fleet management, if you don't have access to
777 that kind of data? If they are not putting data in, then we should have a meeting.

778

779 Mayor Motley Broom asked, how much time do we need to figure it out, and when will
780 we get a report back?

781
782 Chief Information Officer Michael Hicks said I will work with Althea and Willis.

783
784 Director of Finance & Accounting Althea Philord-Bradley said Willis is working
785 remotely.

786
787 Councilman Clay said the input data should be accessible to Willis over the VPN, and
788 that is what you need to track the data.

789
790 Mayor Motley Broom said we are all in agreement.

791
792 Director of Finance & Accounting Althea Philord-Bradley said I can have Willis check it
793 tomorrow and see whether or not we are accessing the data.

794
795 Mayor Motley Broom said thank you.

796
797 City Manager Terrence Moore said this concludes today’s round of budget deliberations.
798 The next budget meeting is April 15, 2020. On Monday April 13, 2020 one week from
799 today, the Mayor & Council and myself will have a 6:00 meeting with our Strategic Plan
800 Facilitator Adam Seslow. Given the current state of affairs, we are operating in this
801 fashion.

802
803 **(Mayor Motley Broom left the Zoom Meeting)**

804
805 City Manager Terrence Moore adjourned the Budget Session at 8:16 p.m.

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CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

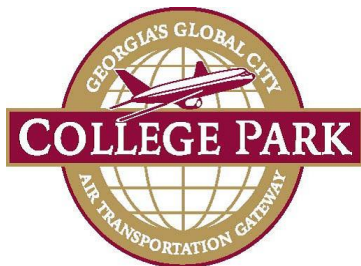
825 **ATTEST:**

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829 _____
Shavala Moore, City Clerk



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8096

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Special Called Minutes dated April 6, 2020

See attached Special Called Minutes dated April 6, 2020.

Thank you.

ATTACHMENTS:

- SCM040620 (DOC)

Review:

- Shavala Moore Pending
- Rosylene Robinson Pending
- Terrence R. Moore Pending
- Mayor & City Council Pending 05/04/2020 7:30 PM

CITY OF COLLEGE PARK
MAYOR AND CITY COUNCIL
SPECIAL CALLED MEETING
APRIL 6, 2020

MINUTES

Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore; City Clerk Shavala Moore; City Attorney Winston Denmark.

Absent: None.

Mayor Motley Broom called the Special Called Meeting to order at 4:47 p.m.

1. New Ordinance to address City Meetings and Public Hearings.

Mayor Motley Broom said the purpose of this Special Called Meeting is to address City Meetings and Public Hearings, in regard to this time in which we are dealing with this State of Emergency that has been adopted by both the State and the City of College Park. Mr. Denmark, can you give us a little background for those that might be joining us so they understand the purposes of this.

City Attorney Winston Denmark said the City of College Park enacted an ordinance effective March 20, 2020 where we, among other things, cancelled all live meetings until further notice. And I believe we had a 30 day or 60 day time frame set forth in the ordinance.

In light of recent events, there is an interest in moving forward with the meetings, but we cannot do that because we would violate our own ordinance, if we conducted meetings in the face of our own ordinance which we enacted on the 20th. So we have now prepared an ordinance that would amend the March 20, 2020 ordinance to remove the provisions that prohibited meetings, and instead allow virtual meetings immediately. We still have to comply with every aspect of the Open Meetings Law doing these meetings virtually. The goal would be to comply with the law and provide real-time public access to the meetings. It would be virtual, but the public would be able to participate, and that would be commencing this evening, if it were the will of the Mayor & Council.

The ordinance that is before you now would repeal the parts of the March 20, 2020 ordinance that disallowed public meetings, and instead allow virtual meetings commencing immediately.

Mayor Motley Broom asked, does anyone have any questions?

Councilman Clay said I think there is a second part to that that repealed the second ordinance, didn't it, as well? There were 2 ordinances referenced in it.

47 City Attorney Winston Denmark said yes. I apologize. There was a second ordinance.
48 You are correct Councilman Clay.

49
50 Councilman Clay said so we are repealing both ordinances, and we are allowing
51 ourselves to conduct business sort of, as usual, except virtually.

52
53 City Attorney Winston Denmark said that is exactly right.

54
55 Councilman Clay said I'm good.

56
57 Mayor Motley Broom asked, does anyone else have any questions?

58
59 There were no further questions.

60
61 Mayor Motley Broom said I will accept a motion at this time.

62
63 **ACTION:** Councilman Clay moved to Repeal the prior 2 Ordinances for Meetings
64 and Public Hearings and adopt Ordinance 2020-04 allowing for Virtual
65 Meetings and Public Hearings for the City of College Park, seconded by
66 Councilman Allen and motion carried. (All Voted Yes).

67
68 Mayor Motley Broom declared the Special Called Meeting adjourned at 4:50 p.m.

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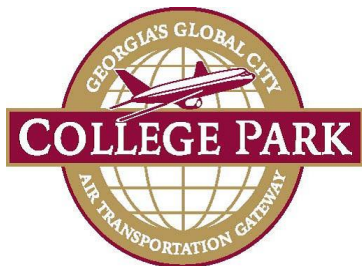
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CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8095

DATE: April 29, 2020
TO: The Honorable Mayor and Members of City Council
THROUGH: Terrence R. Moore, City Manager
FROM: Shavala Moore, City Clerk
RE: Special Called Minutes dated March 25, 2020

See attached Special Called Minutes dated March 25, 2020.

Thank you.

ATTACHMENTS:

- SCM032520 (DOC)

Review:

- Shavala Moore Pending
- Rosylene Robinson Pending
- Terrence R. Moore Pending
- Mayor & City Council Pending 05/04/2020 7:30 PM

1 CITY OF COLLEGE PARK
 2 MAYOR AND CITY COUNCIL
 3 SPECIAL CALLED MEETING - VIRTUAL
 4 MARCH 25, 2020

5
 6 **MINUTES**
 7

8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick
 9 Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore;
 10 City Clerk Shavala Moore; City Attorney Winston Denmark.

11
 12 Absent: None.
 13

14 Mayor Motley Broom called the Special Called Meeting to order at 6:35 p.m.
 15

16 **1. Considerations of an Amendment to the State of Emergency Ordinance**
 17

18 Mayor Motley Broom said this emergency meeting has been called because of the
 19 COVID-19 pandemic, and after the state has enacted a few protections. We had the
 20 opportunity to touch base with an Emory physician who stated the time to act is
 21 essentially now. If we fail to act now, the outcome will be catastrophic. We have had
 22 some businesses in College Park to test positive for COVID-19. I was in contact with
 23 mayors across the region today, and we are all in favor of having our residents to shelter
 24 in place. We wanted to communicate to residents that folks should be staying at home
 25 because we are experiencing high increases in COVID-19 cases. We do not see a stop to
 26 that. As an elected body, we need to take action to protect the health and safety of our
 27 citizens.
 28

29 Councilman Gay said thank you for the meeting and your concern for the citizens. I am in
 30 agreement with the amendment to the emergency ordinance. My only request is to exempt
 31 public spaces like parks until the governor gives direction.
 32

33 Councilman Allen said I saw 50 people on the football field and 10 people on the
 34 basketball court. If we are going to shut it down, we need to really shut it down or it is
 35 going to get worse. Two people in Princeton Court tested positive. We need to be very
 36 strong and shut everything down for two weeks.
 37

38 Councilman Clay said that there are two levels of transmission that is going on. There is
 39 the level of people who are getting sick, going to hospitals and getting diagnosed; and a
 40 whole other level no one has seen, with people who are not exhibiting symptoms. They
 41 are transmitting it to each other and it gradually surfaces into the higher level when
 42 someone actually gets sick. There was a group of people throwing the ball at Barret Park
 43 who were separated by more than six feet. The concern is that the ball can be
 44 contaminated and be transmitted to everyone there. I hate to close the parks because it is
 45 an outlet for people being cooped up in homes, on the other hand, how can you control it
 46 if we do not close it. If you have people in the same household, there is no problem with

47 them walking together. We will have a problem if we do not put some type of control on
48 the parks.

49
50 Another concern is, what do you do at apartment complexes? A lot of people will want to
51 get out and party on the green or parking lot. How do you address that?

52
53 Councilman Taylor said we should shut it down, but the difficult part is regulating the
54 parks. We got to make a call, even if it is a tough call.

55
56 Mayor Motley Broom asked, Mr. Denmark, have you seen how other municipalities are
57 regulating the parks? I seen the City of Hapeville say they are sanitizing there parks at
58 least once a day and the citizens were using the parks at their own risk.

59
60 City Attorney Winston Denmark said there are many different ways to regulate. College
61 Park is going to have to decide whether to close completely or have guidelines if parks
62 will remain open.

63
64 Mayor Motley Broom said the ordinance is banning non-essential gatherings. If folks are
65 having a barbecue, that is a non-essential gathering.

66
67 City Attorney Winston Denmark said that would qualify as a non-essential gathering. We
68 can have an exception to what council thinks is essential during these times.

69
70 Councilman Allen said we are talking about two weeks. I am in favor of closing it down.
71 We need to do everything we can do to protect the citizens and employees of College
72 Park.

73
74 Councilman Gay said I agree that those non-essential gatherings in the park are
75 concerning. Ward 4 does not have sidewalks, and Brady Trail could be an option. I do not
76 want to frighten people. There are other things in place with Fulton County Schools and
77 facilities have closed. We also have curfews. If we were to do this, how do we provide
78 police with proper protective gear?

79
80 *(Chief Williford lost his Zoom connection)*

81
82 Councilman Gay asked, does this also close all businesses?

83
84 Mayor Motley Broom said no, only non-essential.

85
86 Councilman Clay said food providers are only open under this for takeout, drive-thru
87 window, or delivery by a service like Lyft and Uber, or the restaurant itself. Are we
88 allowing the restaurants to sell sealed alcohol?

89
90 Mayor Motley Broom said I do not have an issue with that. This is not something to serve
91 with a lid and straw. It would be a can that will come along with their takeout food.

92

93 Councilman Gay asked, every other business that is not a convenience store will be
94 closed, correct?

95

96 Mayor Motley Broom said incorrect. Essential businesses include healthcare; grocery
97 stores; businesses that provide food; shelter and other necessities of life; media services;
98 gas stations; banks; hardware stores; plumbers; electricians; mailing and shipping
99 services; educational institutions; laundromats; restaurants; businesses that supply
100 products needed for people to work from home; businesses that supply other essential
101 businesses with the support or supplies necessary to operate; business that ship or deliver
102 groceries to residents; home-based care services; residential facilities for seniors; adults
103 and children; professional services; childcare facilities; and utility are all essential.

104

105 Councilman Taylor asked, what about barbershops and beauty salons?

106

107 Mayor Motley Broom said they are not listed as essential.

108

109 Councilman Clay said anything to do with grooming is going to be closed.

110

111 Mayor Motley Broom said the challenge is by their nature they cannot go with the CDC
112 guidelines because they are close contact services. Other municipalities have put in
113 language to remain open if they comply with the CDC guidelines, but I am at a loss on
114 how that can happen. If we are serious about promoting the health and welfare of our
115 citizens, there are certain things we need to put in place.

116

117 *(Chief Williford reconnected via Zoom)*

118

119 Chief Williford said we have gloves and medical masks, but not the N95. In reading the
120 CDC site, the medical masks offer some protection. We have N95 masks on order.

121

122 Councilman Gay said I am concerned on all the protective gear, sanitizer and giving out
123 gloves very generously. Is that being done?

124

125 Chief Williford said yes. They can request more if needed.

126

127 Councilman Gay said I would like for us to give warnings and more education. We want
128 to be more careful how we enforce staying at home.

129

130 Mayor Motley Broom said the goal is to protect people and not punish them. I think that
131 is the sentiment of the body. I believe that three out of four believe we should close the
132 parks.

133

134 Councilman Taylor said we should focus on the golf course too. That may be another
135 facility that we have to shut down.

136

137 Councilman Clay asked, what about Brady Trail? I think we would want to allow that.

138

139 Mayor Motely Broom said that Section 3 states to the extent individuals are using shared
140 or outdoor spaces, they must at all times as reasonably possible maintain social distancing
141 of at least six (6) feet from any other person when they are outside their residence.

142
143 Councilman Clay said I am not recommending we close the trail.

144
145 Councilman Gay said the trail can be enjoyed and gives apartment communities that do
146 not have the greenspace an option.

147
148 Mayor Motley Broom asked, am I hearing consensus that we are not closing Brady Trail?

149
150 Councilman Clay said nor Phoenix Trail.

151
152 Councilman Allen asked, what about bicyclist riding on the trail? We did not mention
153 bicyclists, but it is not a big deal.

154
155 Councilman Gay asked, is this for 30-days?

156
157 Mayor Motley Broom said this is for 14-days starting at noon tomorrow and expiring at
158 noon on April 8, 2020 unless we extend it or repeal it.

159
160 **ACTION:** Councilman Allen moved to approve the shelter in place ordinance to
161 begin on noon of March 25, 2020 and expire on noon on April 8, 2020,
162 seconded by Councilman Clay and motion carried. (All Voted Yes).

163
164 Councilman Gay said we need to make sure we state the essential businesses in the
165 ordinance.

166
167 Mayor Motley Broom said it is clearly outlined in the ordinance and it will be effective at
168 noon tomorrow.

169
170 Councilman Gay asked, can Chief Williford make sure his supervisors know the
171 ordinance so they can know what businesses are allowed to be open?

172
173 Chief Williford said yes sir.

174
175 Councilman Clay said we should post a notice on LED boards of city hall and the
176 convention center that we passed an emergency ordinance and a press release is posted to
177 the website.

178
179 Councilman Gay said we need to also let them know that there are allowable businesses
180 during the shelter in place.

181
182 Councilman Taylor asked, what are going to do about city workers?

183

184 Mayor Motley Broom said that will be an operation issue that the City Manager will be
185 tasked with as we move forward.

186

187 City Manager Terrence Moore said essential operations will continue which includes
188 Police, Fire, and Public Works. Many city hall employees are teleworking. Drive-thru is
189 open with various departments working back and forth from home and work.

190

191 Councilman Taylor asked, can the water employees only work on emergency? When
192 people get sick, they can get other people sick.

193

194 City Manager Terrence Moore said any employee who experiences any sickness
195 symptoms, they are sent home immediately. To return to work, they will have a doctor's
196 note. Supervisor's are aware of that protocol.

197

198 Councilman Gay asked, if workers who are out working from home and get sick, is that
199 worker's comp or sick leave?

200

201 City Manager Terrence Moore said employees who are working from home are on
202 regular payroll. If they get sick at home and cannot work, they are able utilize their sick
203 leave time.

204

205 Councilman Taylor asked, what about the people that we sent home who are not
206 working? They do not have to use their sick leave or vacation leave?

207

208 City Manager Terrence Moore said no sir. We attempt to keep them busy and productive
209 from home and we have made technological capabilities for that purpose.

210

211 Councilman Clay said this is a great opportunity to improve our organization. They can
212 look at their job and document the process. This is an opportunity for training and to get
213 some certifications.

214

215 City Manager Terrence Moore said we will take that under consideration.

216

217 Mayor Motley Broom said Mr. Denmark I want to make sure we got the ordinance with
218 the changes to allow restaurants to serve alcohol in closed sealed containers and the time
219 to reflect accurately what the body has decided.

220

221 City Attorney said I have those changes as well as the golf course being closed and Brady
222 and Phoenix Trail being open.

223

224 Councilman Clay asked, is there a curfew?

225

226 City Attorney Winston Denmark said it is just continuous.

227

228 Mayor Motely Broom said we are asking people to remain at home. If you are seeking an
229 essential service or employed by someone who offers an essential service, other than that
230 we need you to stay home.

231
232 Councilman Allen said he wants to thank the citizen employees staying on the job
233 working 24-hours a day.

234
235 Mayor Motley Broom said much appreciation to everyone who was able to get this up
236 and running to make this meeting happen and keep our city functioning in light of this
237 emergency.

238
239 Mayor Motley Broom declared the Special Called Meeting adjourned at 7:15 p.m.

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CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

261 **ATTEST:**

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263
264 _____
265 **Shavala Moore, City Clerk**



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8094

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Special Called Minutes dated March 19, 2020

See attached Special Called Minutes dated March 19, 2020.

Thank you.

ATTACHMENTS:

- SCM031920 (DOC)

Review:

- Shavala Moore Completed 04/29/2020 2:11 PM
- Rosyline Robinson Completed 04/29/2020 2:43 PM
- Terrence R. Moore Completed 04/29/2020 3:30 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

1 CITY OF COLLEGE PARK
 2 MAYOR AND CITY COUNCIL
 3 SPECIAL CALLED MEETING - VIRTUAL
 4 MARCH 19, 2020
 5

6 MINUTES
 7

8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick
 9 Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore;
 10 City Clerk Shavala Moore; City Attorney Winston Denmark.
 11

12 Absent: None.
 13

14 Mayor Motley Broom called the Special Called Meeting to order at 7:11 p.m.
 15

16 **1. Institution of a Business Curfew Starting at 10:00 p.m.**
 17

18 Mayor Motley Broom said that Councilman Clay is participating from the gallery and all
 19 members are present.
 20

21 Mayor Motley Broom asked, is the City Attorney available?
 22

23 *(Terrence Moore dialed City Attorney Winston Denmark on his cell phone)*
 24

25 City Attorney Winston Denmark said that Fhe and other citizens that have dialed into the
 26 teleconference meeting number cannot hear what is going on in the meeting.
 27

28 City Clerk Shavala Moore said there is audio on Facebook Live.
 29

30 Mayor Motley Broom said that we will keep the City Attorney on the phone and hold the
 31 phone up to the microphone while we check on troubleshooting the teleconference
 32 meeting number.
 33

34 Mayor Motley Broom said we are here to discuss an ordinance with consideration of a
 35 business curfew. Mr. Denmark I see in the draft ordinance that you included a prohibition
 36 of large public gatherings. I would like to open up a conversation regarding the ordinance
 37 itself to get feedback from council.
 38

39 Councilman Clay said we talked about gas station convenience stores, but what about
 40 other convenience stores like Main Street Market? Do we want to say convenience stores
 41 in general? I do not know why it is limited to gas station convenience stores.
 42

43 City Attorney Winston Denmark said we can make it as broad or narrow as you like. We
 44 just made the draft that way based on the direction that I received.
 45

46 Mayor said we could exempt gas station, convenience stores and grocery stores. What is
47 the sentiment of the body regarding that?

48
49 Councilmen Allen and Gay said ok.

50
51 Councilman Clay said that South Fulton is starting their curfew at 9:00 p.m. and East
52 Point has one at 9:00 p.m.

53
54 Mayor Motley Broom said that East Point does not have a curfew.

55
56 Councilman Clay said I think it is a good idea to have a curfew, but I am leaning more
57 towards 9:00 p.m. because South Fulton crosses over on to Old National and many
58 citizens do not know where the boundaries are. People who need to go out and get
59 something to eat will have it done by 9:00 p.m. We are trying to prevent people
60 congregating.

61
62 Councilman Allen asked, Chief Williford what is your feeling on the curfew for 9 p.m. or
63 10:00 p.m.?

64
65 Chief Williford said either one is fine. The key is to limit gathering based on the number
66 that is set.

67
68 Councilman Clay said it is easier to enforce a curfew time rather than the number of
69 people. If a bar is open, it is easier to close it down versus having to go in the bar and
70 count the number of people.

71
72 Chief Williford said we would target the businesses that violate the curfew.

73
74 Mayor Motley Broom said what Councilman Clay said is correct. What we are trying to
75 do is limit the larger gatherings. I am interested in the body's thought about the
76 prohibition of large gatherings based on the draft ordinance.

77
78 Councilman Gay said we should focus more on curfew times not the group size. College
79 Park night time population is not as active as our daytime population.

80
81 Chief Williford said that whatever is decided on tonight, we will make flyers and pass
82 them out first thing in the morning and do a Code Red message.

83
84 Mayor Motley Broom asked, is it an easier method to enforce the curfew?

85
86 Chief Williford said yes.

87
88 Mayor Motley Broom said that she is getting feedback that callers cannot hear anything
89 on the teleconference meeting call.

90
91 Councilman Taylor asked, are we talking about 10 people or 50 people?

92
93 Mayor Motley Broom said that the draft ordinance is for 10 or more. It will be tough for
94 law enforcement to enforce. I do not want to set us up to have a situation for something
95 that is not practical. We should do everything we can to encourage social distancing.
96
97 Councilman Clay asked what number should it be? The federal directive is 10 people. We
98 need to be able to distinguish a big group and a large group.
99
100 Councilman Gay said we will be safe if we focus on times and not group size. It will be
101 easy to enforce.
102
103 Councilman Clay said if you have too big of a group, how do you maintain social
104 distancing? That is the reason I am sitting down here. The further apart you are the better.
105 Six feet is the example. I do not know how you maintain six feet if you have a group of
106 30, 40 or 50 people.
107
108 Councilman Allen said we had about 50 people at council meeting the other night and
109 they were close. 50 people puts a lot of people close in the restaurants.
110
111 Mayor Motley Broom said that we were practicing social distancing Monday night. We
112 blocked off chairs at least two chairs apart from each other and they were still close.
113
114 Councilman Gay said that is why we probably do not want to focus on group size.
115
116 Councilman Gay asked, Madame Mayor will we take public comment on this issue?
117
118 Mayor Motley Broom said public comment is not on the agenda.
119
120 City Clerk Shavala Moore said we do not take public comment during this type of
121 meeting.
122
123 Councilman Taylor said we should just focus on the curfew.
124
125 Councilman Clay said each establishment that has a limited number of people from a fire
126 protection standpoint. We can get direction from Chief Elmore as to how many people
127 can be allowed based on the square feet and looking at the capacity sign posted on the
128 wall in the establishment and divide it by ten maybe.
129
130 Councilman Taylor asked, who is going to police it? It is going to be difficult for them.
131
132 Mayor Motley Broom said what that will do is give business owners an opportunity to
133 determine how many people can fit in their space. If we are able to consult with Chief
134 Elmore to determine what those initial numbers are based on, then what do we need to do
135 to limit people in a space? That question will not get answered tonight. We are getting
136 new information by the hour. People will gather if we fail to do something this evening.

137 The piece about what makes sense on the occupancy for each establishment, is something
138 we can work on.

139
140 City Manager Terrence Moore asked, something along the lines of 25% capacity or 50%
141 capacity for each establishment is what we are adopting this evening?
142

143 Mayor Motley Broom said no not this evening. We do not understand the basis by which
144 the Fire Department comes up with that number. We need to consult with Chief Elmore
145 to have a better understanding to have appropriate social distancing based upon those
146 numbers.

147
148 Councilman Allen said we also need to know how close the tables are. They need to be
149 six feet apart.

150
151 **ACTION:** Councilman Gay motioned to establish a curfew for businesses for the
152 hours of 10:00 p.m. to 7:00 a.m. with the exception of gas, convenience
153 and grocery stores until further notice, seconded by Councilman Taylor.

154
155 City Attorney said we need to have a deadline similar to a moratorium.

156
157 Councilman Gay said the motion should include 30-days.

158
159 Councilman Clay said we should use the draft ordinance that we have here and make the
160 motion to exclude the number of people so we do not lose the other directions stated in
161 the ordinance.

162
163 City Manager asked, what about the terminals in the airport?

164
165 Councilman Gay said we will need to add the language that the airport should be
166 excluded.

167
168 City Attorney said he can revise the drafted ordinance to reflect the conversation and the
169 vote of council.

170
171 City Clerk Shavala Moore asked to clarify the motion.

172
173 **ACTION:** Councilman Gay moved to amend his motion to approve the drafted
174 business curfew ordinance to exclude gas stations, convenience stores,
175 grocery stores and Hartsfield Jackson Airport for 30 days, seconded by
176 Councilman Taylor and motion carried. (All Voted Yes).

177
178 Mayor Motley Broom declared the Special Called Meeting adjourned at 7:43 p.m.

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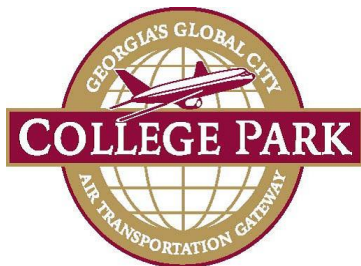
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CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8107

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Special Called Minutes dated April 20, 2020

See attached Special Called Minutes dated April 20, 2020.

Thank you.

ATTACHMENTS:

- SCM042020 (DOC)

Review:

- Shavala Moore Completed 04/30/2020 1:56 PM
- Rosylne Robinson Completed 04/30/2020 3:37 PM
- Terrence R. Moore Completed 04/30/2020 3:39 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

1 CITY OF COLLEGE PARK
 2 MAYOR AND CITY COUNCIL
 3 SPECIAL CALLED MEETING
 4 ADMINISTRATIVE HEARING FOR MRS. SUBRENIA WILLIS
 5 APRIL 20, 2020
 6

7 **MINUTES**
 8

9 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick
 10 Taylor, Ken Allen, and Roderick Gay; City Manager Terrence Moore;
 11 City Clerk Shavala Moore; City Attorney Winston Denmark.
 12

13 Absent: None.
 14

15 Guests: City Solicitor Al Dixon; Attorney for Mrs. Willis, Mr. Ricardo Mosby;
 16 Mr. Rex Willis; and Ms. Sheniece Willis.
 17

18 Mayor Motley Broom called the Hearing for Mrs. Subrenia Willis to order at 5:23 p.m.
 19

20 Mayor Motley Broom said the purpose of this Special Called Meeting is to determine the
 21 conduct regarding a BIDA Board Member, Mrs. Subrenia Willis, and to present the
 22 information regarding this particular situation. The City Solicitor Mr. Al Dixon is here,
 23 so I will turn it over to you Mr. Dixon.
 24

25 **STATEMENT BY CITY SOLICITOR AL DIXON:**
 26

27 City Solicitor Al Dixon said as the Mayor indicated, the purpose of this hearing is to hear
 28 evidence pertaining to allegations made against Mrs. Willis concerning obtaining
 29 Homestead Exemptions on three (3) different properties in College Park in violation of
 30 State Law.
 31

32 City Solicitor Al Dixon said Mrs. Willis, at the conclusion of this presentation of
 33 evidence, the Mayor & Council will vote on whether or not to remove you from the
 34 BIDA Board. You will be given an opportunity to make a statement and present
 35 evidence on your own behalf. And I understand that you are represented by Counsel, Mr.
 36 Ricardo Mosby.
 37

38 This is an Administrative Hearing. The burden of proof is on the City to show by slight
 39 evidence that there is "Just Cause" to remove you from the BIDA Board. And "Just
 40 Cause" basically means misconduct reflecting discredit to the BIDA Board and its
 41 mission.
 42

43 The allegations against Mrs. Willis is that, she, on 3 different occasions filed for and
 44 received Homestead Exemption on 3 different properties in violation of Official Code of
 45 Georgia 48-5-40.
 46

47 We have received, and I believe you all have it in your packet, certified records that came
48 from the Fulton County Board of Tax Assessors. There is a letter that is presented that is
49 signed by Florence Brooks that says, "To Whom It May Concern, per our tax records the
50 above referenced taxpayer has been claiming Homestead Exemption to referred property
51 for several years. If you require additional information, you may contact me."

52
53 The first Homestead Exemption was filed in the year 2000 for property located at 3524
54 Victoria Street in College Park. On this particular property there is no application, and I
55 believe that the explanation from the Fulton County Tax Assessors Office was that
56 because of the age, they did not have records indicating for an application for the
57 property, but there was a Homestead Exemption filed. Now, when this Homestead
58 Exemption was filed, there were no other properties owned by Subrenia Willis.

59
60 The second Homestead Exemption was filed for property located at 3505 Victoria Street.
61 Do you all still hear me okay?

62
63 Mayor Motley Broom said we can hear you just fine.

64
65 City Solicitor Al Dixon said the property at 3505 Victoria Street, there was a Homestead
66 Exemption application that was filed on Mayo 30, 2003 in the name of Subrenia Willis.
67 And if you will look in your packet, there is an application, a paper application for that
68 particular piece of property.

69
70 There is a question on the application. Are you claiming Homestead on any other
71 property? And Mrs. Willis answered no. So, at the time that the Homestead Exemption
72 was filed for 3505 Victoria Street, there was already, in effect, a Homestead Exemption
73 that had been filed for 3524 Victoria Street.

74
75 The third application was an application that was filed online. It was filed for property
76 located at 1926 John Calvin Avenue. And the name used for that was Subrenia Willis;
77 however, the spelling is different. If you will look at the application, it's an online
78 application. It was filed on the date of March 31, 2011.

79
80 If you go online to look at the online application, it clearly has instructions to follow
81 when you file for the application. And there is a link up that you have to click on, before
82 you can even do the application process. And there is a question or a statement that has
83 to be checked that says, I do not currently claim Homestead Exemption on another
84 property. Above that in the application process it says, By law you and your spouse, if
85 you have one, can only claim the Homestead Exemption on one (1) property. In order to
86 proceed with the application, verify that you do not currently claim a Homestead
87 Exemption on any other property.

88
89 At the time that Homestead Exemption was filed, there were currently two (2) other
90 Homestead Exemptions on property owned by Mrs. Subrenia Willis. So, in effect, there
91 were two (2) Homestead Exemptions that were filed; the Homestead Exemption for 3505
92 Victoria Street filed in 2003, and when that was filed there was already a Homestead

93 Exemption on file in Fulton County. Then the Homestead Exemption for 1926 John
94 Calvin Avenue was filed in 2011. So when that was filed, there was presently already
95 two (2) Homestead Exemptions that had been filed on property owned by Mrs. Willis.
96 Now, according to the law, Official Code of Georgia Annotated 48-5-45, permits an
97 individual to claim a Homestead Exemption so long as they qualify according to the
98 requirements found in Official Code of Georgia Annotated Section 48-5-40. This Statute
99 states, that in the event an individual who is an applicant owns two (2) or more dwelling
100 houses, he shall be allowed the exemption granted by law on only one (1) of the houses.
101 Only one (1) Homestead Exemption shall be allowed to one (1) immediate family group.
102 Therefore, no matter how many properties an individual owns, the individual may only
103 claim one (1) Homestead Exemption.

104
105 If an individual makes a false fraudulent claim for exemption in claiming Homestead
106 Exemption, then this is an unlawful act, and any person who violates this Code Section
107 shall be guilty of a misdemeanor. In addition, the property shall be taxed in the amount
108 double the tax otherwise to be paid. That is the basic law governing the situation that
109 Mrs. Willis finds herself.

110
111 Now, the significance of what Mrs. Willis has done, and how it relates to whether or not
112 "Cause" is to be shown to remove Mrs. Willis from office, is that she sits on the BIDA
113 Board. And as you know, the BIDA Board has very broad authority. The purpose of the
114 BIDA Board is to obtain development and promote for the public good and general
115 welfare; trade, commerce, industry, and employment opportunities, and to promote the
116 general welfare of the community of College Park.

117
118 The broader party is required to develop, lease, sell and dispose of real and personal
119 property to contract for and develop projects necessary or convenient to the
120 accomplishment of BIDA's purpose. And that would be things such as Six West, which
121 is a \$1 million development. BIDA may also exercise the power of eminent domain,
122 condemnation, and may issue revenue bonds with the approval of Mayor & City Council.
123 So, the BIDA Board has broad power in the properties that are within the City of College
124 Park. And to have a BIDA Board Member who has violated the law as it relates to
125 property taxes, I believe there would be "Just Cause" at that particular time.

126
127 Now, Mrs. Willis has violated Georgia Law, and very possibly could be charged with a
128 misdemeanor. Now, that charging decision would be something that the Fulton County
129 Board of Tax Assessors would have to decide. But, in effect, what she's done is cheated
130 the county and the city, to a certain extent, out of tax revenue because of the fact that she
131 had Homestead Exemption on those properties, she paid less in taxes than she actually
132 owed. And BIDA, because of the control that they have over property, I think it would
133 put the BIDA Board in a harmful position to have Mrs. Willis continue to be on the
134 board.

135
136 A board member should, at all cost, avoid even the appearance of impropriety. Once it is
137 known to the community that Mrs. Willis has filed the three (3) Homestead Exemptions
138 when she is only entitled to one (1), the credibility of the BIDA Board and the important

139 work they do for the citizens of College Park is compromised and discredited. Simply
140 put, it looks bad, and it affects the character of the BIDA Board.

141
142 For those reasons, “Just Cause” exists to remove Mrs. Willis from the board. And I’m
143 sure Mrs. Willis has done a good job over the past 11 years, but because of the
144 circumstances surrounding her actions, I think it would be appropriate to remove her to
145 avoid this appearance of impropriety of someone on the BIDA Board. Are there any
146 questions?

147
148 **(End of City Solicitor Al Dixon’s Statement)**
149

150 Mayor Motley Broom said Councilman Clay, you had some questions earlier.

151
152 Councilman Clay said I don’t know if comments are appropriate or not.
153

154 Mayor Motley Broom said if you have questions for Mr. Dixon at this point, I think that
155 would be appropriate. But we need to give Mrs. Willis and her attorney an opportunity to
156 share their position on this matter as well. So, we can hold comments, until a little bit
157 later.

158
159 Councilman Clay said okay. One of the questions I had was, and this was the one that
160 needed to be researched Terrence, was that while I have been on Council, and my
161 memory doesn’t serve me as to what the exact situation was, there was action taken by
162 Council with regard to Favor House. And, that’s the 1926 property. We, I thought, at
163 one time either the City had owned it, or the City had done something with it, and it was
164 being treated as a non-residential property.

165
166 So, one of my questions was: How is this property listed on the books? Is it residential?
167 Is it registered as a nonprofit? I know Favor House is registered as a nonprofit. This is
168 not a question for Subrenia, it is a question for the City. What action did the Council take
169 with regard to that property? I don’t remember. And I wanted Shavala to look it up, and
170 that is why I sent it to you Terrence, and you send it to Shavala, and anyone else who
171 needs to research that.

172
173 Councilman Clay said the other question I had was, Does the property at 3524 have an
174 over 65 exemption? Because you can tell from the amount of money that was deducted
175 on the taxes that it was an over 65 exemption. And lastly, I didn’t look back at some of
176 the minutes, and I noted when she came before Council to make public comment, I noted
177 that Mrs. Willis listed her address as 1927 Victoria. And so, if that is her place of
178 residence, then why is 1926, and I want that researched. I don’t have the specifics, and
179 that is why I wanted to get it from Shavala.

180
181 City Manager Terrence Moore said it was Saturday evening you sent that information.
182 As far as the 1926 address, it is regarded as a residential property. There was no action
183 formally taken by the City of College Park to declare it otherwise. Favor House was

184 recognized as that address. But in terms of the property taxes held by Fulton County, it is
185 a residential property.

186
187 Councilman Clay asked, does anybody have any insight into the one at 1927 being
188 declared as the location that Mrs. Willis lived at?

189
190 City Clerk Shavala Moore said I do not. I can get with Phillip Atones to see if he has that
191 information, but that won't be until tomorrow.

192
193 Councilman Clay said there were several occasions, but I didn't note them all. That's all
194 I had.

195
196 Mayor Motley Broom asked, any other questions from Council?

197
198 There were no further comments made from Council.

199
200 Mayor Motley Broom asked Mr. Dixon, anything else?

201
202 City Solicitor Al Dixon said no. Mrs. Willis can let us know exactly where she lives
203 when she addresses Mayor & Council.

204
205 Councilman Allen asked about the senior exemption. Do you have to be 65 to apply for
206 that? How does that work?

207
208 City Solicitor Al Dixon said it's my understanding that for the 65 and older, you have to
209 also meet an income requirement. And if your income is over a certain amount, then you
210 don't qualify for the 65 and older Homestead Exemption.

211
212 Councilman Allen asked, do you apply separately for a 65 and older exemption?

213
214 City Solicitor Al Dixon said I believe you do.

215
216 Mayor Motley Broom asked, any other questions from any other members of Council?

217
218 There were no further comments made from Council.

219
220 **STATEMENT BY ATTORNEY RICARDO MOSBY:**

221
222 Attorney Ricardo Mosby said good afternoon. Our biggest concern is that this looks like
223 a vendetta, and I'm not sure why or from whom. What I can tell you is there is no
224 physical application for 3524 Victoria. That is because Mrs. Willis never affirmatively
225 applied for anything.

226
227 Yes, the H-11 designation is for people that are 65 and older with a certain income. That
228 was done by the prior owner of the property, before Mrs. Willis acquired it. So, I would
229 respectively say that there is no evidence at all that she applied for anything on that one;

230 and for that be removed from the discussion. I will let you all determine whether or not
231 you want to do that.

232

233 The second thing is this is a mistake. This was an error. Mrs. Willis lives at 1926 John
234 Calvin Avenue. That is her address. She has never lived at 3524 Victoria Street. She
235 acquired 3524 but never lived there. She did not apply for a Homestead Exemption.
236 That Homestead Exemption followed the property, until someone made a change, and she
237 didn't do that.

238

239 With regards to 3505 Victoria Street, yes, she did live there. She purchased that property
240 in 1982, but didn't apply for the Homestead Exemption until 2003. So, the criminal that
241 we are talking about who would have taken all of this money, why would she wait all of
242 these years to do that?

243

244 What you have is an error, Ladies and Gentlemen. What you have is the same thing I did
245 with my Fulton County taxes when I forgot to pay them. What you have is no intent.
246 And Mr. Dixon knows full well that in order for a criminal charge to sit, you have to
247 prove the intent, and Mrs. Willis had no such intent.

248

249 What I can tell you is this: I've never seen anyone move so swiftly to exact the kind of
250 results that I believe were already determined before we even finish, because this seems
251 like some kind of vendetta. Here is the question for you that I want you to consider:
252 Mrs. Willis has been on this board for 11-plus years and owned these properties for this
253 full amount of time. And I don't see any indication that anybody went and looked
254 through the tax records to determine whether she, or any other member of the BIDA
255 Board, had these issues, and whether they paid their water bills or tax bills, until this time
256 when someone wanted to remove her from the board.

257

258 Number three, you are correct, Mr. Dixon, and I spoke directly with Ms. Florence Brooks
259 myself, and I will tell you what she said to me because it won't be considered hearsay
260 because this is not a court. Number one, Ms. Brooks said to me that she has never seen
261 so much over anything as she has seen over this. And she indicated to me that the City
262 had a vendetta, and they were going after her because the process is exactly what Mr.
263 Dixon explained. And that is; if a person has more than one Homestead Exemption, the
264 process is that the county will go to that person, assess them for three (3) years, and then
265 they have to pay double. I want to point out to everyone on this call; Mrs. Willis has
266 done. So there should be no reason for any solicitor, misdemeanor, or any other felony or
267 thing of that nature because she has taken care of the problem.

268

269 Now, there was a mistake by Mr. Lee during the BIDA Board meeting when he said that
270 her paying means that there is an admission of guilt, and that is ridiculous, and there is no
271 admission of guilt. What there is is a fixing of an issue and the problem. So, I'm not
272 really sure what else I can say. But I can say this, this situation has existed from the day
273 that Mrs. Willis became a member of the board. And if Mrs. Willis were to be of
274 determent to the board for owning these three (3) properties, that probably would have

275 happened by now. She is of no detriment to the board. She has done nothing wrong.
276 She made an error like many of us do.

277

278 And I'm sure you've heard the saying; if you look for something, you're going to find it.
279 Nobody has looked into my history, but if they did I'm sure they can find something. I'm
280 sure they can do that with all of us. What I'm saying to you is there was no untoward
281 activity; that Mrs. Willis has done everything aboveboard, including her public service to
282 this board. And for her name to be smirched like this in such a concerted effort brings
283 about a number of concerns.

284

285 There is case law, and if anybody was on this Council in 2007, there was a case where the
286 Court indicated that BIDA Board Members do not serve at the pleasure of the Mayor or
287 of the Council. The Statute was created by the State, and the removal procedures should
288 be created by the State. There is no "Cause" here. There is an accident. There is a
289 mistake which has been corrected.

290

291 So, if it is the position of this board that anyone can be removed at any time for a mistake
292 that they would make; the first question that I would ask: Under the law of the United
293 States Constitution and the Georgia Constitution, has due process been applied where all
294 of the BIDA Board Members have been looked at, and all of their properties and their
295 taxes have been looked at to determine whether or not something that they've done would
296 be lunched (ph) this forward.

297

298 Because what I think you have are 11-plus years of activity which will tell you exactly
299 who Mrs. Willis is. But like I said, I believe this is a foregone conclusion because this
300 was convened very quickly. And, you know, all I can say to you is this: Madam Mayor,
301 if you have the authority to appoint somebody, which you do, and I don't question that,
302 but if you have the authority to appoint somebody and this was not your appointment, the
303 time to have done that would have been to appoint someone for the date for the
304 appointment to be set. It wouldn't be after she has been approved and then try to remove
305 her, and I'm not saying that you did this Madam Mayor, with all due respect.

306

307 Mayor Motley Broom said excuse me Mr. Mosby. If you are not saying that I did
308 something, then I would appreciate you not directing your comments in that manner.

309

310 Attorney Ricardo Mosby said what I am going to say to you is this: Maybe someone who
311 supports you or a supporter of someone else feels that this needs to be done, but this is
312 libelous and slanderous and defamatory. Because to call my client a criminal, there is a
313 process in place. Because obviously, the Board of Assessors would not have a process in
314 place, if this didn't happen on a normal basis. In fact, I actually reached out to a couple
315 of Board of Assessors, including Gwinnett and Cobb County, and they have similar
316 processes where people make mistakes like this.

317

318 So, I want to be clear; you will make the decision that you are going to make, but this is
319 unfair. This is pointed and directed at one individual and one individual only. It is not
320 justice. It is not right. She has corrected this issue, so there should be no reason for any

321 discussion of any criminal proceeding, except for the fact that I understand that someone
322 has been calling on Fulton County to ask them to pursue Mrs. Willis.

323

324 And I just don't understand why this is so important that you remove her at this point
325 when we have 40,000 dead people, and an economy that is down because of the
326 Coronavirus. This is the most important thing that we can do in College Park! So, that is
327 what we have to say. Mrs. Willis has done nothing wrong. She has not done anything
328 intentional. And for a criminal act to stay and to be instituted, you must be able to prove
329 her intent. She didn't intend to do anything, except make a mistake, which obviously
330 others have done. I respectfully ask, that if you are going to remove her, that you go
331 ahead and look at all of the board members and make sure that they don't have the same
332 issue, so that they can get the exact same process that Mrs. Willis is getting today. Thank
333 you.

334

(End of Attorney Ricardo Mosby's Statement)

335

336 Mayor Motley Broom said thank you Mr. Mosby.

337

338 Mayor Motley Broom asked, anything else to add Mr. Dixon?

339

340 City Solicitor Al Dixon said Madam Mayor; it goes back, again, to the appearance of
341 impropriety. And I think in this particular case that is what we have. It appears that what
342 Mrs. Willis did was improper. That would be all I have to indicate. What Mr. Mosby
343 talked about from the Board of Tax Assessors is hearsay. We have a letter from her,
344 which she clearly said that Mrs. Willis had the three (3) properties. And I believe that is
345 all I have, unless anyone has anymore questions.

346

347 Mayor Motley Broom asked, does anyone from Council have any questions for Mr.
348 Mosby?

349

350 Councilman Clay said yes, I guess I do. What was the amount of the tax repayment?
351 Was it double as required by law?

352

353 Attorney Ricardo Mosby said it was a little over \$3,000.00. And it is their understanding
354 that it was assessed at double. I'm not sure about that, so I don't want to misrepresent.

355

356 Mr. Rex Willis said she paid \$3,000.00 to College Park too.

357

358 Councilman Clay said I did some analysis on the tax filing, the annual assessment notice,
359 and the reduction for 3505 in 2019 was \$300.00. The reduction for 3524 looked to be
360 roughly a bit more than \$700.00. And the other reduction for 3526 turned out to be
361 something like \$800.00. What I don't know is what the savings were over the past 10
362 years or so when these exemptions have been in place. But if something were over 10
363 years, \$800.00 or \$700.00, that would be about \$7,000.00, \$8,000.00, and if you double
364 that, that would be something much bigger. I think the analysis is correct looking at the
365 form. Has anybody else taken a look at that?

366 Attorney Ricardo Mosby said what I was told by Ms. Brooks is they go back 3 years. So,
367 she didn't go back 10 years. That's my understanding, but I cannot verify that. I would
368 have to speak to Ms. Brooks. My client told me that she paid what they told her to pay.

369
370 Councilman Clay said I understand that.

371
372 Mayor Motley Broom said it looks like the last filed request for a Homestead Exemption
373 was back in 2011. Is it a correct statement that your client has not paid anything beyond
374 3 years of back taxes?

375
376 Attorney Ricardo Mosby said again, I don't want to make an incorrect statement, but this
377 is what was represented to me. I would have to verify with Ms. Brooks exactly what they
378 assessed. I don't know for sure.

379
380 Mayor Motley Broom said thank you.

381
382 Councilman Clay said these exemptions are true for all 3 properties at the same time. It
383 would be about \$6,000.00 or so. I don't remember the amount that you said Mr. Mosby
384 that was paid.

385
386 Attorney Ricardo Mosby said I don't know if they split it up. It was \$3,000.00 or so that
387 went to the county and \$3,000.00 or so that went to the City.

388
389 Mayor Motley Broom asked, any other questions?

390
391 Councilman Clay said I look to hear from somebody else.

392
393 Councilman Allen said I'm concerned about the senior exemption. You have to actually
394 apply for that. Do you have to prove that you are over 65?

395
396 Attorney Ricardo Mosby said I do not know that you have to prove it, but you do have to
397 apply for the designation.

398
399 Councilman Allen asked, do you have to provide a birth date to show that you are over
400 65?

401
402 Attorney Ricardo Mosby said I'm not sure. But Mrs. Willis has submitted nothing on
403 3524 Victoria. That was submitted prior to her acquiring the property.

404
405 Councilman Allen asked, do we know the age of the person that owned the property
406 before her?

407
408 Mr. Willis said her name was Suzie Bridges, and she was 72 years old when we acquired
409 the property.

410

411 Attorney Ricardo Mosby said the deed that I have shows Ms. Bridges was incapacitated.
412 So I'm not even sure there was an estate representative that did that. I'm not sure what
413 happened, prior to my client acquiring the property.

414
415 Councilman Allen said the monies that she paid College Park, how did that work?

416
417 Attorney Ricardo Mosby said the Willis' are telling me that both the City and county
418 gave them the amount that they owed.

419
420 Mayor Motley Broom asked, any other questions?

421
422 Attorney Ricardo Mosby said I would ask that before a rash decision is made, if you want
423 to see a copy of what was paid, and if you need to look into anything else, that you take
424 the opportunity to do that before a person, a citizen who has served for 11-plus years, is
425 removed from a board that she has significantly contributed to. That is all I ask.

426
427 Councilman Clay said I would like to hear from Councilman Gay and Councilman
428 Taylor.

429
430 Councilman Gay said I'm just trying to process. I don't have anything at this moment.

431
432 Councilman Taylor said you said Mr. Dixon that if she had 3 Homestead Exemptions in
433 Fulton County, it would have been a misdemeanor. So, once everything was paid up,
434 Fulton County did nothing? Is it over, or is something else going on?

435
436 City Solicitor Al Dixon said I have no knowledge as to whether anything is going on as
437 far as a criminal matter goes. It is up to the Fulton County Tax Assessors to file those
438 charges.

439
440 Mayor Motley Broom asked Mr. Dixon, is our consideration as a Council the same? Can
441 you distinguish from a criminal hearing and an administrative hearing?

442
443 City Solicitor Al Dixon said if it was a criminal matter, then you would have to prove
444 beyond a reasonable doubt that Mrs. Willis committed this act. In administrative, it only
445 takes slight evidence. So the burden of proof is much different in administrative than in a
446 criminal case. The consequences for administrative is that she is removed from office,
447 as opposed to a criminal case where there would be the possibility of jail time or a fine,
448 or something along those lines.

449
450 Councilman Gay asked, assuming she is removed, what would be the process to appoint
451 someone else?

452
453 Mayor Motley Broom said that would be something that we, as a Body, determine.

454
455 Councilman Gay asked, can it be determined contemporaneously without a decision
456 tonight?

457 Mayor Motley Broom said I don't think we are here to consider that Councilman Gay.
458
459 Councilman Gay asked, so do we have to come back and determine how we fill that
460 vacancy?
461
462 Councilman Clay said the Charter says how that vacancy is to be filled. There is a
463 process for filling the vacancy on the BIDA Board, and we were in that process a few
464 months ago.
465
466 Mayor Motley Broom said I misspoke. Mr. Lee might be able to shed some light on that.
467
468 Mr. Lee said the At Large seat is a nomination by the Board (Mayor & Council) and
469 appointed by the whole Board (Mayor & Council), not just the district.
470
471 Councilman Gay asked, so any 4 of us make a motion of should she be removed, and that
472 is the process?
473
474 Mr. Lee said yes.
475
476 Councilman Clay said you mean to make a motion on who should be appointed.
477
478 Councilman Gay said yes, that is what I was asking.
479
480 Mayor Motley Broom asked, does anyone wish to take any action?
481
482 Councilman Clay said Councilman Allen and I made the motion and the second to the
483 original appointment.
484
485 Councilman Allen said I know it looks bad. I don't know how we judge the intent as
486 Mayor & Council.
487
488 Mayor Motley Broom asked Councilman Allen, do you feel that there is the appearance
489 of impropriety as Mr. Dixon stated?
490
491 City Solicitor Al Dixon reiterated his previous comments on the appearance of
492 impropriety by Mrs. Willis.
493
494 Councilman Allen said I am trying to make sure we are doing everything according to
495 law.
496
497 Mayor Motley Broom said as Mr. Dixon pointed out, this is an administrative hearing,
498 not a criminal proceeding. We need to weigh as a Body how this is perceived, not only
499 based upon the merits of this, but the appearance to the residents, and to those whom we
500 are dealing with on an external basis as we seek to gain agreements and partnerships with
501 others across the city, county, and perhaps internationally as we move forward on the Six

502 West Development. It's important for us to make sure that we are maintaining credibility
503 and transparency in our processes as well.

504

505 Councilman Clay asked, what is the process for the county when a property changes
506 hands? When the property changes hands from one to the other, does the county not
507 require a new filing?

508

509 Mr. Willis said it is something that happens quite often.

510

511 City Solicitor Al Dixon said I believe that under Georgia Law the Homestead Exemption
512 carries over from one year to the other, as long as the property doesn't change hands. If
513 the property changes hands, I believe there has to be a re-filing of the Homestead
514 Exemption.

515

516 Mr. Willis said it does not. It can carry over.

517

518 Mr. Lee said for the purposes of this hearing, I have to submit to you that the annual tax
519 assessment that is produced on each property in every county, including Fulton, every
520 year, indicates whether it has a Homestead Exemption on it or the 65 and older
521 exemption on it. And then it appears on your tax bill on every property every year. So
522 the taxpayer would know that they are receiving a Homestead Exemption or an over 65
523 tax exemption. I see errors all the time. But the knowledge of the taxpayer is imputed by
524 the receipt of the tax assessment and by the tax bill on each property annually.

525

526 Councilman Clay said you are saying Mr. Lee, that if I had a child living at home, and the
527 child leaves home, and my tax bill said I have these deductions, and if I didn't have a
528 child at home, I would clearly know it. Your point is that it is not possible to not know
529 that you not have the exemption, if you look at your tax bill.

530

531 Mr. Lee said that's right. And again, what is striking about this is it is more than 1 year.
532 So, it wouldn't be that I missed it this year, and it came next year. It's on the assessment
533 that comes in April or May, and it is on the bill for payment of the tax annually on each
534 property that you have in the county.

535

536 Attorney Ricardo Mosby said it is the affirmative duty of the person who is the owner at
537 the time to file the exemption. So, Ms. Bridges had the designation of H-11 on the
538 property. The H-11 stood there until someone affirmatively came and said, I have
539 purchased this property, which is why I pointed out to you that on 3505; that although
540 Mrs. Willis bought the property in 1982, she didn't apply for the exemption until 2003.
541 The exemption is triggered by the application, which Mr. Dixon said she filed an
542 application, and that is what puts the designation there. I don't know that everybody is
543 able to understand H-11 or H-21 versus any other designation.

544

545 Mayor Motley Broom said the tax bill we received showed Homestead Exemption on
546 each one of these properties. Am I reading that correctly? At least 2 of them are the
547 same, and they are the ones filed late. 3524 is the first one.

548 Councilman Clay said you are looking at the Fulton County Notice of Assessment, right?

549

550 Mayor Motley Broom said yes.

551

552 Councilman Clay said on that particular one for 3524, there is an exemption of
553 \$50,000.00 for Homestead, another \$10,000.00 for bonds, and another for Fulton School
554 Operations. The one for bonds is negligible, but the other two is \$500.00 and the other is
555 \$210.00, roughly.

556

557 Mayor Motley Broom said I would concur with that reading.

558

559 City Attorney Winston Denmark said my role is to advise Mayor & Council on these
560 matters, not to take a position to show advocate. That is why Mr. Dixon is presenting the
561 case from an advocacy point of view. But in my role as an advisor, I believe it is
562 incumbent upon me to clear up one matter that seems to be the criminal aspect of this
563 alleged behavior.

564

565 City Attorney Winston Denmark further stated that it is not for the Mayor & Council to
566 determine whether a crime has been committed. That is not what is before you. What
567 Fulton County has or hasn't done with prosecution is not relevant. This is not a criminal
568 matter. Fulton County may never ever prosecute this matter criminally, but that would
569 not remove the issue that is before you this evening. The issue before you this evening is
570 whether there is "Cause" to remove Mrs. Willis from the BIDA Board based on this
571 conduct. We have to draw the distinction between a criminal matter and a civil matter.
572 My advice to the Mayor & Council is to focus on the civil matter that is before you,
573 whether or not there is "Cause" to remove based on the evidence that has been presented.
574 That evidence may never find its way to a Fulton County Courtroom, and may never be
575 prosecuted. And if it is, Mrs. Willis may be completely acquitted of that, but that would
576 not change the civil matter that is before you this evening.

577

578 Mayor Motley Broom said thank you Mr. Denmark.

579

580 Mayor Motley Broom said Mr. Mosby you indicated that Mrs. Willis had owned the
581 property at 3505 Victoria since the early '80s; is that correct?

582

583 Attorney Ricardo Mosby said that's right.

584

585 Mayor Motley Broom said it appears, based on our packet, that it was in the name of Rex
586 Willis until 2002, then it was transferred into her name in 2002, and the Homestead
587 Exemption was applied for in 2003.

588

589 Mayor Motley Broom said it looks like it had a Homestead Exemption in 2001 under the
590 name of Rex Willis.

591

592 Mr. Willis said that is because I purchased the house before we got married.

593 Mayor Motley Broom said so that house actually wasn't in her name in the mid '80s.

594 Mr. Willis said no, it wasn't in her name then.

595

596 Councilman Clay said I'd like to make a couple of comments. I've known Subrenia since
597 I ran against her in the 2007 election for Council. And we've worked together off and on
598 since that time. She has done a huge amount for the city on helping the children in the
599 city through Favor Track Club, through getting the KaBOOM! Parks. I think she was on
600 the KaBOOM! Park Board at one time. So it saddens me that we are having this
601 discussion because I think she has done a lot of good in the city.

602

603 The other issue that we have is, I had a boss from General Electric that used to say to his
604 vice presidents, you know, guys, I don't want you to do anything that is illegal,
605 inappropriate, what have you, but we have a higher standard. And on Monday morning if
606 it appears in the newspaper that gives implications against the company that you have
607 done something inappropriate, that's not acceptable either.

608

609 That's the dilemma that I have right now personally. And, in fact, I even seconded the
610 motion for Subrenia to go on the board. It's a difficult and painful decision for me for
611 those reasons. I'm not gonna make a vote or a decision at this point, but those are my
612 comments.

613

614 I agree with what Mr. Denmark said; that the issue here is not whether or not there is a
615 criminal act committed or not. It is more of an issue of impropriety. And I like the
616 comment that Mr. Mosby made. He asked, well, what about all the other people on the
617 BIDA Board? So, I don't know if anyone else on the BIDA Board has done anything, or
618 has anything in their background that would warrant a similar discussion, but then, again,
619 maybe they do. That doesn't mean that we should decide this issue based on whether
620 they may or may not, but it does speak to some action that we ought to pursue going
621 forward independent of this issue, that perhaps we should review the situation with each
622 of the board members on BIDA. I see a lot of unpopular things. I believe in trying to
623 treat everybody the same way. If we are going to be fair, maybe that is a separate action
624 we should take depending on what we do tonight.

625

626 Councilman Allen said and also in the future.

627

628 Mayor Motley Broom said I would agree.

629

630 Councilman Taylor said the information we received a couple weeks before, I think a lot
631 of it may be human error in my eyes. I don't see anything that she has done wrong, from
632 what I have heard today. I think this is a lot of human error going on with this situation.
633 I just don't know. I feel like we should just let her stay on the board. It is 2 different
634 ballgames at this point that I see now.

635

636 Councilman Gay said I looked at those Homestead Exemptions applications before. And
637 I have often wanted to file Homestead Exemption myself. One thing that stood out to me
638 was my age. In fact, I often said I'm not old enough to file for age exemption, but there
639 is a property owner's exemption that gives you a slight less amount to pay.

640 Councilman Gay further said I do know for sure that it takes an intent and an effort to fill
641 out another Homestead Exemption application. I have gone down to Fulton County, and
642 I have looked at them myself with those women that process those applications. And I
643 have also done it online. It takes an effort to file more than 1 application. A person who
644 knows the law knows that you can only have 1 exemption. We all know that. So, who
645 are we kidding?

646
647 Mayor Motley Broom asked, any other comments?

648
649 There were no further comments made.

650
651 Mayor Motley Broom asked, is there a motion at this time?

652
653 Councilman Clay said I will move to remove Mrs. Willis from the BIDA Board, and
654 reiterated his comments for his decision to remove. I will pursue the issue to review
655 everybody on these boards.

656
657 Mayor Motley Broom said may I make a proposal that we charge Mr. Denmark with
658 outlining some criteria which we would evaluate other board members.

659
660 City Attorney Winston Denmark said I can present that to you whenever you want to
661 receive it.

662
663 **ACTION:** Councilman Clay moved to remove Mrs. Willis from the BIDA Board,
664 with the condition that all the other members on the BIDA Board are
665 evaluated, and for City Attorney Winston Denmark to provide some
666 criteria to evaluate other board members representing the City of College
667 Park, seconded by Councilman Gay. Councilman Clay voted yes to
668 remove. Councilman Gay voted yes to remove. Councilman Taylor voted
669 no. Councilman Allen abstained. Motion carried.

670
671 Mayor Motley Broom called the Hearing closed at 6:33 p.m.

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685

CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

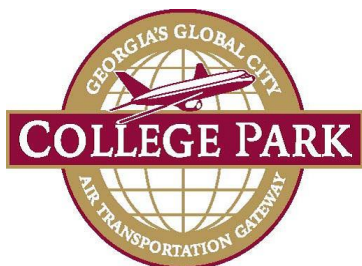
686 **ATTEST:**

687

688

689

690 _____
Shavala Moore, City Clerk



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8090

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Hugh Richardson, Power Director

RE: AMI Update

Access Point Performance - number of electric meters communicating:

	4/1	4/8	4/15	4/22	
Charlestown	2299	2263	2527	2322	
W. Fayetteville		2853	2846	2182	2840
Princeton	3104	3140	3548	3087	
Total	8256	8249	8257	8249	

Electric Meters: 8257

Water Meters: 3028

Total Meters & Endpoints: 11,285

Requiring manual reads/rereads = 174= 1.5% of total
 Electric = 7, Water = 167

System is remotely reading about 98.5%.
 Electric = 99.9%; Water = 94.5%

5 more water meters have been replaced since last month's report. At least 9 more water meters are scheduled to be replaced soon. 10 endpoints are scheduled to be replaced.

3 electric meters will be replaced, leaving 4 for manual reads: 2 require a complete meter base rewiring and relocating. 2 are customers that refused the meter replacement but are paying for manual reads.

We are trying to keep a closer track of the locations of the manual reads since the list has gotten smaller.

Updated: 4/30/2020 1:35 PM by Hugh Richardson

Page 1

ATTACHMENTS:

- AMI Project Update May 2020 (PDF)

Review:

- Hugh Richardson Completed 04/23/2020 1:12 PM
- Rosylne Robinson Completed 04/26/2020 10:56 AM
- Terrence R. Moore Completed 04/26/2020 2:11 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM



Access Point Recent Performance

Electric Meters Communicating 2.4 GHz Signal Frequency

Date	Charlestown (water tank)	W. Fayetteville (water tank)	Princeton (cell tower)	Total
April 1	2299	2853	3104	8256
April 8	2263	2846	3140	8249
April 15	2527	2182	3548	8257
April 22	2322	2840	3087	8249



Meter Performance

Electric Meters: 8257

Water Meters: 3028

Total electric meters and endpoints = 11,285

Electric manual reads/re-reads = 7

Electric Meters Reading 99.9%

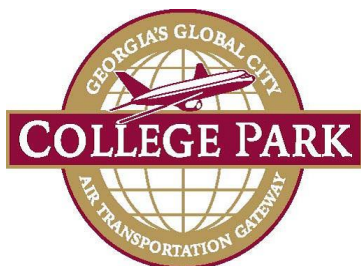
3 electric meters will be replaced.

Water meter manual reads/re-reads = 167

Water Meters Reading 94.5%

9 more water meters and 10 endpoints will be replaced.

Total system performance of 98.5%



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8100

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Ordinances and Resolutions Update

PURPOSE: To provide Mayor and Council with updates on recently adopted ordinances and resolutions.

REASON: To provide Mayor and Council names of the adopted ordinances & resolutions on a monthly basis.

CITY COUNCIL HEARING DATE: May 4, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: None

AFFECTED AGENCIES: None

STAFF: Office of the City Clerk

ATTACHMENTS:

- 2020 ORDINANCES (DOC)
- 2020 Resolutions (DOCX)

Review:

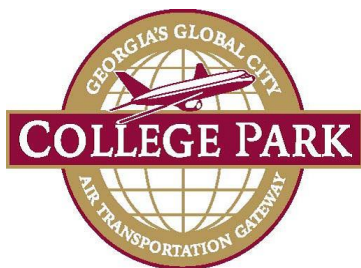
- Shavala Moore Completed 04/30/2020 1:52 PM
- Rosyline Robinson Completed 04/30/2020 3:20 PM
- Terrence R. Moore Completed 04/30/2020 3:39 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

2020 ORDINANCES

<u>Ord. No.</u>	<u>Ordinance</u>	<u>Adopted</u>
2020-01	120-Day Moratorium on Tire Shops	2-17-2020
2020-02	State of Emergency Ordinance	3-19-2020
2020-03	Emergency Coronavirus Ordinance – Shelter in Place	3-25-2020
2020-04	Modify State of Emerg. Ord. add Virtual Meetings	4-06-2020
2020-05	Ethics Ordinance	4-20-2020
2020-06	Annexation of 5391 W. Fayetteville Road	4-20-2020
2020-07	Rezoning of 53991 W. Fayetteville Road	4-20-2020

2020 Resolutions

<u>Number</u>	<u>Name</u>	<u>Adopted</u>
2020-01	Mayor Longino – Years of Service Resolution	1/6/2020
2020-02	NLC Service Line Warranty Agreement Resolution	1/6/2020
2020-03	Execution of the MEAG Power Municipal Competitive Trust Fund	2/3/2020
2020-04	MEAG Voting Delegate	2/3/2020
2020-05	HB 309 - GA Local Gov't Infrastructure Finance Authority Act	PENDING
2020-06	Roosevelt Hwy Renaming	2/17/2020
2020-07	City of Ethics Resolution	4/20/2020
2020-08	Aerotropolis CID REBC Resolution	4/20/2020



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8093

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Ferman Williford, Chief of Police

RE: Purchase Police Patrol Vehicles

PURPOSE: Consideration/action regarding the purchase of ten vehicles for the Patrol Division of the Police Department.

REASON: A number of patrol units are in need of replacement. Request approval to replace seven patrol units as budgeted and add three units as take home units for officers who reside in the City as budgeted.

RECOMMENDATION: Request approval of this purchase from Akins Ford, Dodge, Chrysler, Jeep to replace wrecked and worn vehicles.

BACKGROUND: A majority of the Police Department's patrol cars are in use almost around the clock, thereby creating a lot of wear and tear on the vehicles. Seven vehicles were approved for replacement during the current budget cycle and three were approved as part of a take home program for officers.

There has been a lot of movement within the manufacturing of police rated vehicles this model year. Ford no longer manufactures the Taurus and Dodge suspended production of the Charger police vehicles. The recommendation for this purchase is the 2020 Dodge Durango Special Service vehicle, grey in color with updated markings and equipped with the necessary emergency and safety equipment. The vendor is Akins, the State Contract provider for this vehicle (Contract Number; 99999-SPD-ES40199409). Rental car revenues will be utilized to fund this transaction.

YEARS OF SERVICE: N/A.

COST TO CITY: \$398,724.00

BUDGETED ITEM: Yes: 100 3223 54 7590 and 100 3223 54 7580 - Vehicles will be funded

with transfer of funds from Car Rental Tax.

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: May 4, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

STAFF:

ATTACHMENTS:

- equipped unit quote, one unit (PDF)
- Durango Quote, Final, Patrol (XLS)
- Akins FDC Statewide Contract #99999-SPD-ES40199409 (PDF)

Review:

- Ferman Williford Completed 04/23/2020 4:15 PM
- Purchasing Completed 04/23/2020 5:22 PM
- Rosyline Robinson Completed 04/26/2020 10:32 AM
- Finance Completed 04/30/2020 9:56 AM
- Terrence R. Moore Completed 04/30/2020 10:09 AM
- Mayor & City Council Pending 05/04/2020 7:30 PM

AKINS FORD DODGE JEEP CHRYSLER GOVERNMENT SALES

ROZ ICENHOUR

220 W MAY STREET, WINDER GA 30680

770.868.5271 800.282.7872

FAX 770.307.1952

RICENHOUR@AKINSONLINE.COM

2020 DODGE DURANGO

STATEWIDE CONTRACT

99999-SPD-ES40199409

BASE PRICE 3.6L ALL WHEEL DRIVE PURSUIT RATED 29696.00
 BASE PRICE 5.7L ALL WHEEL DRIVE PURSUIT RATED 32362.00

EQUIPMENT INCLUDED IN BASE PRICE	OPTIONS	PRICE	CODE
8-SPEED AUTOMATIC REAR-WHEEL DRIVE	DRIVERS SPOT LAMP-HALOGEN	\$ 332.00	WD1
P265/60R18 BSW ON/OFF ROAD TIRES	DRIVERS SPOT LAMP-LED <input checked="" type="checkbox"/>	\$ 460.00	WE1
FRONT AND REAR HEAT AND AIR CONDITIONING	CLOTH FRONT / VINYL REAR SEAT	\$ 571.00	JC1
REMOTE PROXIMITY KEYLESS ENTRY W/ 4 FOBS	SIRIUS XM SATELLITE RADIO	\$ 176.00	RSD
SUPPLEMENTAL SIDE CURTAIN AIR BAGS	**SETINA REAR DOOR PANELS <input checked="" type="checkbox"/>	\$ 263.00	EG1
POWER DOOR LOCKS/POWER WINDOWS	ENGINE BLOCK HEATER	\$ 86.00	NHK
8 WAY POWER DRIVER'S SEAT W/LUMBAR SUPPORT	DAYTIME RUNNING LIGHTS	\$ 37.00	LM1
AM/FM/BLUETOOTH STREAMING AUDIO SYSTEM	SINGLE DISC REMOTE CD PLAYER	\$ 446.00	RH1
CARPET FLOOR COVERING W/FLOOR MATS	TRAILER TOW GROUP IV	\$ 760.00	AHX
REAR VIEW AUTO DIM MIRROR WITH MICROPHONE	BLIND SPOT DETECTION <input checked="" type="checkbox"/>	\$ 446.00	XAN
REAR PARK ASSIST W/BACKUP CAMERA	SKID PLATE GROUP <input checked="" type="checkbox"/>	\$ 266.00	ADL
SPOTLAMP WIRING PREP	TWO TONE PAINT	\$ 950.00	DLR
PROJECTOR FOG LAMPS	VINYL FLOOR COVERING <input checked="" type="checkbox"/>	\$ 656.00	GFX
RAIN BRAKE SUPPORT	FRONT/REAR VINYL FLOOR LINERS	\$ 200.00	DLR
OVERHEAD CONSOLE	VEHICLE PRICE W/OPTIONS	31787.00	
DEEP TINT SUNSCREEN GLASS	DELIVERY CHARGE	100.00	
POWER HEATED MIRRORS	EMERGENCY EQUIPMENT	7985.36	
CLOTH BUCKETS FRONT	TOTAL PRICE	39872.36	

NOTE: If payment is received within 20 days of delivery, \$890.88 (3% Of Base Price) can be deducted from the total price.

** THIS OPTION DISABLES REAR LOCKS & WINDOWS

EXTERIOR COLORS	
PSC BILLET SILVER	<input type="checkbox"/>
PXJ BLACK	<input type="checkbox"/>
PAU GRANITE	<input type="checkbox"/>
PW7 WHITE KNUCKLE	<input checked="" type="checkbox"/>
PRM REDLINE RED	<input type="checkbox"/>
PDN DESTROYER GREY	<input type="checkbox"/>
PBF REACTOR BLUE	<input type="checkbox"/>
PWD VICE WHITE PEARL	<input type="checkbox"/> \$535 ADDITIONAL

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	323652-A
Customer No.	AKINSDODGE

Bill To

AKINS DODGE
 220 WEST MAY STREET
 WINDER, GA 30680

Ship To

DSS
 Install for Akins Dodge
 - College Park PD
 Sugar hill, GA 30518

Contact: ROZ
 Telephone: 770- 867-9136
 E-mail:

Contact:
 Telephone:
 E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
01/31/20	GROUND	PPAY & ADD TO INVOICE	(7) DURANGO	NET30
Entered By		Salesperson	Ordered By	Resale Number
Jake Porter		JAKE PORTER-Atlanta	ROZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	BK0534DUR11 SMC PB400 ALUMINUM PUSH BUMPER 2011-19 DURANGO Warehouse: ATLA Vin #: 2011-2019 DODGE DURANGO *****		
7	7	Y	HK0809DUR11 PB8 HEADLIGHT GUARD DOUBLE LOOP WRAP - 2011+ DURANGO Warehouse: ATLA Vin #: STATE VEHICLE YEAR- *****		
7	7	Y	DS-DELL-412 HAV, DOCKING STATION Warehouse: ATLA Vin #:		
7	7	Y	C-VS-2000-DUR-1 2018 DODGE DURANGO VEHICLE SPECIFIC 20" CONSOLE Warehouse: ATLA Vin #: TO INCLUDE THE FOLLOWING EQUIPMENT BRACKETS: 1 - 1 - 1 - 1 - AND WHATEVER OTHER FILLER PLATES NECESSARY TO COMPLETE THE INSTALLATION *****		

Print Date	01/31/20
Print Time	02:04:22 PM
Page No.	1

Printed By: Jake Porter

Continued on Next Page

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Entered By		Salesperson	Ordered By	Resale Number
Jake Porter		JAKE PORTER-Atlanta	ROZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	C-CUP2-I HAV IN-CONSOLE DUAL CUP HOLDER Warehouse: ATLA Vin #: REPLACES C-CH-2-XL CUPHOLDER *****		
7	7	Y	C-ARM-102 HAV ARM REST - MOUNTS TO SIDE OF CONSOLE BOX Warehouse: ATLA Vin #:		
7	7	Y	C-HDM-204 HAV TELESCOPING SIDE MOUNTED POLE ASSY Warehouse: ATLA Vin #: MOUNTS TO SIDE OF CONSOLE BOX *****		
7	7	Y	C-MD-119 HAV 11" SLIDE-OUT LOCKING SWING ARM - LOW PROFILE Warehouse: ATLA Vin #:		
7	7	Y	BI-T49S 49" Torrent-Std LED TD & ALLEYS-COMPOS MNTS-STRAP K) Blue/Blue Warehouse: ATLA Vin #: 2020 Dodge Durango All Blue w/ Takedowns and Alleys		

Print Date	01/31/20
Print Time	02:04:22 PM
Page No.	2

Printed By: Jake Porter

Continued on Next Page

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Entered By		Salesperson	Ordered By	Resale Number
Jake Porter		JAKE PORTER-Atlanta	ROZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	E10-40201-00 BI RayZR light stick - 4 head - BLUE - 12~24VDC Warehouse: ATLA Vin #: **Mounted on front bumper**		
7	7	Y	DBKT5 WEC DOMINATOR UPPER REAR WINDOW MT Warehouse: ATLA Vin #:		
14	14	Y	BI-ST6 Brooking 6 Diode Super Thin Surface Mount Blue Warehouse: ATLA Vin #: **Mounted on each side of Tag**		
14	14	Y	ENT2B3B SOI INTERSECTOR 9-LED UNDER MIRROR LIGHT BLUE Warehouse: ATLA Vin #: UNIVERSAL 180 DEGREE EXTERNAL UNDER-MIRROR OR SURFACE MOUNT *****		
7	7	Y	PNT1CRV06 SOI INTERSECTOR UNDER MIRROR ADPTR SET 2013+ DURANGO Warehouse: ATLA Vin #:		

Print Date	01/31/20
Print Time	02:04:22 PM
Page No.	3

Printed By: Jake Porter

Continued on Next Page

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Entered By		Salesperson	Ordered By	Resale Number
Jake Porter		JAKE PORTER-Atlanta	ROZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
14	14	Y	3SC0CDCR WEC 3" RND SUPER-LED WHITE COMPARTMENT LIGHT Warehouse: ATLA Vin #: **Mounted on Rear hatch to give area light when hatch is open**		
7	7	Y	WEC-295SLSA6 Whelen 100/200W Scan-Lock Self-Contained Siren/Switch Warehouse: ATLA Vin #:		
7	7	Y	SA315P Whelen 100W Compact Black Composite 122DB Speaker Warehouse: ATLA Vin #: MOUNTING BRACKET SOLD SEPERATELY- *****		
7	7	Y	SAK1 WEC UNIVERSAL SPEAKER BRACKET Warehouse: ATLA Vin #:		
7	7	Y	PK1129DUR11 SMC #10 XL Partition Uncoated Polycarbonate Warehouse: ATLA Vin #:		
7	7	Y	PK0123DUR112ND SMC 12VS VINYL CTD EXP MTL CARGO BARRIER 2011+ DURANGO Warehouse: ATLA Vin #: VEHICLE YEAR - DURANGO *****		

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	323652-A
Customer No.	AKINSDODGE

Bill To

AKINS DODGE
 220 WEST MAY STREET
 WINDER, GA 30680

Ship To

DSS
 Install for Akins Dodge
 - College Park PD
 Sugar hill, GA 30518

Contact: ROZ
 Telephone: 770- 867-9136
 E-mail:

Contact:
 Telephone:
 E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
01/31/20	GROUND	PPAY & ADD TO INVOICE	(7) DURANGO	NET30
Entered By		Salesperson	Ordered By	Resale Number
Jake Porter		JAKE PORTER-Atlanta	ROZ	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
7	7	Y	WK0514DUR11 SMC VERTICAL STEEL BAR WINDOW BARRIERS2011+ DURANGO Warehouse: ATLA Vin #: VEHICLE YEAR - DURANGO *****		
7	7	Y	DK0100DUR11 SMC TPO BLACK PLASTIC DOOR PANELS - DURANGO 11+ Warehouse: ATLA Vin #:		
7	7	Y	GK10301S1UHKSVSAXL SMC DUAL T-RAIL GUN RK W/1-SM, 1-UNIV XL & H/C KEY C Warehouse: ATLA Vin #:		
7	7	Y	GRAPHICS GRAPHICS FOR VEHICLE Warehouse: ATLA Vin #:		
14	14	Y	WEC-VTX609 Whelen Omni Vertex Directional Lighthhead 9' Cable Blue Warehouse: ATLA Vin #: **Mounted in Reverse lights**		
14	14	Y	WIONB WEC BLUE WIDE ANGLE ION LED W/UNIVERSAL MOUNT Warehouse: ATLA Vin #: **Mounted in Rear side Cargo windows**		

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AKINS FORD DODGE JEEP CHRYSLER GOVERNMENT SALES

ROZ ICENHOUR

220 W MAY STREET, WINDER GA 30680

770.868.5271 800.282.7872

FAX 770.307.1952

RICENHOUR@AKINSONLINE.COM

2020 DODGE DURANGO

STATEWIDE CONTRACT

99999-SPD-ES40199409

BASE PRICE 3.6L ALL WHEEL DRIVE PURSUIT RATED

29696.00

BASE PRICE 5.7L ALL WHEEL DRIVE PURSUIT RATED

EQUIPMENT INCLUDED IN BASE PRICE		OPTIONS	PRICE	CODE
8-SPEED AUTOMATIC REAR-WHEEL DRIVE		DRIVERS SPOT LAMP-HALOGEN		WD1
P265/60R18 BSW ON/OFF ROAD TIRES		DRIVERS SPOT LAMP-LED	\$ 460.00	WE1
FRONT AND REAR HEAT AND AIR CONDITIONING		CLOTH FRONT / VINYL REAR SEAT		JC1
REMOTE PROXIMITY KEYLESS ENTRY W/ 4 FOBS		SIRIUS XM SATELLITE RADIO		RSD
SUPPLEMENTAL SIDE CURTAIN AIR BAGS		**SETINA REAR DOOR PANELS	\$ 263.00	EG1
POWER DOOR LOCKS/POWER WINDOWS		ENGINE BLOCK HEATER		NHK
8 WAY POWER DRIVER'S SEAT W/LUMBAR SUPPORT		DAYTIME RUNNING LIGHTS		LM1
AM/FM/BLUETOOTH STREAMING AUDIO SYSTEM		SINGLE DISC REMOTE CD PLAYER		RH1
CARPET FLOOR COVERING W/FLOOR MATS		TRAILER TOW GROUP IV		AHX
REAR VIEW AUTO DIM MIRROR WITH MICROPHONE		BLIND SPOT DETECTION	\$ 446.00	XAN
REAR PARK ASSIST W/BACKUP CAMERA		SKID PLATE GROUP	\$ 266.00	ADL
SPOTLAMP WIRING PREP		TWO TONE PAINT		DLR
PROJECTOR FOG LAMPS		VINYL FLOOR COVERING	\$ 656.00	GFX
RAIN BRAKE SUPPORT		FRONT/REAR VINYL FLOOR LINERS		DLR
OVERHEAD CONSOLE		DELIVERY CHARGE	\$ 100.00	
		Emergency Equipment	\$ 7,985.36	
		Total Per Unit	\$ 39,872.36	
		Grand Total, 1	TOTAL	398,723.60
DEEP TINT SUNSCREEN GLASS		** THIS OPTION DISABLES REAR LOCKS & WINDOWS		
POWER HEATED MIRRORS				
CLOTH BUCKETS FRONT				
CLOTH 60/40 FOLDING REAR SEAT				
FULL LENGTH FLOOR CONSOLE				
SPEED CONTROL/TILT STEERING WHEEL				
UCONNECT 4 WITH 7" DISPLAY				
FULL SIZE SPARE TIRE				
EXTERIOR COLORS				
PSC BILLET SILVER				
PXJ BLACK				
PAU GRANITE	x			
PW7 WHITE KNUCKLE				
PRM REDLINE RED				
PDN DESTROYER GREY				
PBF REACTOR BLUE				
PWD VICE WHITE PEARL				
	\$535 ADDITIONAL			

Statewide Information Sheet

Statewide Contract Number	99999-SPD-ES40199409	NIGP Code	07105
Name of Contract	Police Pursuit and Special Services Vehicles		
Effective Date	9/1/2014	Expiration Date	8/31/2020
Contract Table of Contents			
Vendors Awarded	3	Contract Information:	Mandatory Contract
Contract Information for Vendor			
Contract Summary Page			1
Akins Ford-Dodge-Chrysler-Jeep			2
Hardy Chevrolet			3
Wade Ford			4
Additional Contract Information			
Contract Renewals/ Extensions/ Changes			5
Table of Contents			6
Ordering Instructions			6
Line Item Listing			6
Pricing			6
Specifications			6
Contract Administrator			6

Contract Information			
Statewide Contract Number	99999-ES40199409-0001		
PeopleSoft Vendor Number	0000060486	Location Code	002
Vendor Name & Address			
Akins Ford-Dodge-Chrysler-Jeep 220 West May Street Winder, Georgia 30680 TIN: 58-0961275			
Contract Administrator			
<u>Roz Icenhour</u> RIcenhour@akinsonline.com Telephone: 770-868-5271 Fax: 770-307-1952			
Contact Details			
Ordering Information	220 West May Street Winder, Georgia 30680 ATTN: Roz Icenhour		
Remitting Information	220 West May Street Winder, Georgia 30680 ATTN: Roz Icenhour		
Delivery Days	Orders will be shipped within 60-90 days after receipt of Purchase Order		
Discounts	3% Net 20 days		
Payment Terms	Net 30 days		
Bid Offer includes	State and Local Governments		
Acceptable payment method	Purchase Orders		

Contract Information			
Statewide Contract Number	99999-ES40199409-0002		
PeopleSoft Vendor Number	0000066877	Location Code	000001
Vendor Name & Address			
Hardy Fleet Group 1249 Charles Hardy Pkwy Dallas, Georgia 30157 TIN: 20001450214			
Contract Administrator			
Juan Lizano, GM Fleet Manager email:jlizano@hardyautomotive.com Telephone: 770-445-9411, ext 198 Cell: 678-988-9498 Fax: 770-445-9659			
Contact Details			
Ordering Information	Hardy Fleet Group 1249 Charles Hardy Pkwy Dallas, Georgia 30157 Attn: Juan Lizano		
Remitting Information	Hardy Fleet Group 1249 Charles Hardy Pkwy Dallas, Georgia 30157 Attn: Juan Lizano		
Delivery Days	Orders will be shipped within 120 days after receipt of Purchase Order		
Discounts	2% if paid within 20 days of vehicle delivery		
Payment Terms	Net 30		
Bid Offer includes	State and Local Governments		
Acceptable payment method	Purchase Orders		

Contract Information			
Statewide Contract Number	SWC 99999-Es40199409-0003		
PeopleSoft Vendor Number	0000011786	Location Code	000001
Vendor Name & Address			
Wade Ford 3680 South Cobb Drive Smyrna, Ga. 30080 TIN: 58-1544317			
Contract Administrator			
Jack Eastland jeastland@wade.com Telephone: 770-436-1200 x 142 Fax: 770-433-2412			
Contact Details			
Ordering Information	Fleet and Government Sales 3680 South Cobb Drive Smyrna, Georgia 30080		
Remitting Information	Fleet and Government Sales 3680 South Cobb Drive Smyrna, Georgia 30080		
Delivery Days	Orders will be shipped within 60-90 days after receipt of Purchase Order		
Discounts	Bid Offer does include a cash Discount		
Payment Terms	Net 30		
Bid Offer includes	State and Local Government		
Acceptable payment method	Purchase Orders		

Contract Renewals/ Extensions/ Changes:**Contract Renewal # 3: 9/1/2016 thru 8/30/2017****Contract Renewal # 2: 9/1/2015 thru 8/30/2016****The following price changes are in effect:****2016 Model Year Chevrolet Tahoe \$33,936****2016 Ford Pursuit Utility \$25,375****Contract Amendment: 8/1/2014 Suppliers can sell any option in their inventory at dealer invoice cost or below, plus 1%****Contract Renewal # 1 9/1/2014 thru 8/31/2015**

Contract Extension #1: 9/1/2017 - 8/31/2018

Contract Extension #2: 9/1/2018 - 8/31/2019

Contract Extension #3: 9/1/2019 - 8/31/2020

Detailed Pricing, Options, Delivery and Standard Equipment Sheets

Table of Contents:

See 'Pricing Document in Team Georgia Marketplace'.

Ordering Instructions:

See 'Pricing Document in Team Georgia Marketplace'.

Line Item Listing:

See 'Pricing Document in Team Georgia Marketplace'.

Pricing:

See 'Pricing Document in Team Georgia Marketplace'.

Specifications:

The specifications for all Police and Special Services Vehicles on this contract are the standard equipment as identified by the manufacturers. Standard Equipment can be found at <http://www.fleet.ford.com/showroom/police-vehicles/>

DOAS Contact Information

***See Team Georgia Marketplace (Click Open Summary) for current Contract Management Specialist contact information.**



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8092

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Michelle Johnson, Interim Director of Recreation & Cultural Arts

RE: U.S. Soccer Foundation Mini-Pitch \$100,000 Grant

PURPOSE: To acceptance of the U.S. Soccer Foundation Mini-Pitch \$ 100,000 grant.

REASON: The U.S. Soccer Foundation to propose a \$ 100,000 grant to City of College Park to build a Musco Mini-Pitch system at Phillips Park to be placed over the current tennis court.

RECOMMENDATION: To accept \$ 100,000 grant award for the Musco Mini-Pitch system at Phillips Park.

BACKGROUND: The U.S. Soccer Foundation reached out to the City of College Park Recreation & Cultural Arts Department to donate a mini-pitch system to a site that would be facilitated as an in-kind donation and involve their vendors to cover all of the cost of materials and labor that would go into the resurfacing work and the set-up of the goals, walls and lights. The only expense/project management pieces that they would ask is to cover to make this possible is if there is any work needed to get the on-site electrical to the determined project areas. They would also need some help in removing an area of the existing fence mesh in advance of the vendors start so that the install crew can get a forklift in to do the heavy lifting.

YEARS OF SERVICE: N/A

COST TO CITY: Minimal cost to remove a portion of the fence line to bring in equipment to build mini-pitch. There are currently lights and power already available for the tennis courts at Phillips Park so request for power for this project is already available.

BUDGETED ITEM: None

REVENUE TO CITY: None

CITY COUNCIL HEARING DATE: May 5, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Recreation, Power and Parks & Grounds Department

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: None

STAFF: None

ATTACHMENTS:

- Mini-Pitch Agreement - with Lenny's revisions (DOCX)
- Mini-Pitch System Brochure (PDF)
- Surface Design_POWERADE Mini-Pitch (JPG)
- U.S. Soccer Foundation_About Us One Pager_November 2019 (PDF)

Review:

- Michelle Johnson Completed 04/27/2020 10:15 AM
- Rosyline Robinson Completed 04/27/2020 10:18 AM
- Jackson Myers Completed 04/27/2020 10:33 AM
- City Attorney's Office Completed 04/27/2020 5:32 PM
- Hugh Richardson Completed 04/28/2020 9:55 AM
- Terrence R. Moore Completed 04/29/2020 3:29 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

MINI PITCH PROGRAM
GRANT AGREEMENT – FISCAL YEAR 2020

Pursuant to this Mini Pitch Program Grant Agreement (“Agreement”), dated as of the **DAY, MONTH, YEAR** (“Effective Date”), the United States Soccer Federation Foundation, Inc. (“Foundation”) agrees to award the Grant (“Grant”) to the **GRANTEE NAME**, (“Grantee”) **GRANT NUMBER**, and Grantee accepts such Grant, in accordance with the terms and conditions set forth herein.

1. **Foundation:** **U.S. Soccer Foundation**
 Attn: Grants Department
 1140 Connecticut Ave. NW, Suite 1200
 Washington, DC 20036

Grantee: **GRANTEE NAME**
 Attn: **CONTACT NAME**
STREET ADDRESS
CITY, STATE, ZIP
2. **Grant:** This Grant, awarded in the form of an **acrylic mini pitch surface with goal and lighting installation** (“Mini Pitch”), supplied by **SURFACE VENDOR** and Musco Lighting (together “Vendors”), which shall be valued by Foundation, in its sole and absolute discretion, in an amount up to **\$100,000**.
3. **Acrylic Mini Pitch:** Consistent with Foundation’s interests in promoting youth soccer, particularly within vulnerable communities, this Grant will provide the Mini Pitch at the property of **GRANTEE NAME/SITE NAME** (the “Grant Project”).
4. **Execution of the Grant Agreement:** Grantee must return an executed copy of this Agreement to the Foundation by **RETURN DATE, MONTH, YEAR**.
5. **Grantee Covenants:** In order to induce Foundation to enter into this Agreement, and to award the aforementioned Grant, Grantee covenants as follows:
 - (a) The Foundation’s afterschool soccer program, *Soccer for Success*, will receive scheduling priority on the Mini Pitch for a minimum of 24 weeks per year, 3 days per week. The program will be run in two 12-week sessions, one in the fall, and one in the spring, and will be operated either by Grantee or a mutually-agreed upon local program operator. *Soccer for Success* programming will be housed on the Mini Pitch for the lifespan of the Mini Pitch. Should Grantee elect to run the *Soccer for Success* program itself, a separate agreement will be initiated to enumerate Foundation support and Grantee obligations for program operation.
 - (b) Foundation will be granted usage of the Mini Pitch for one (1) day per year over the first five (5) years following its completion, including, without limitation, for Special Events (as defined below) that are organized by Foundation. Foundation will make best efforts to schedule such usage for dates and times mutually agreed upon with the Grantee, and Grantee will not unreasonably withhold play space time for such usage. For purposes of this Agreement, “Special Events” shall be defined as tournaments, clinics, events, training sessions, media functions and any other similar event the Foundation so determines.
 - (c) Upon completion, the Mini Pitch will be maintained in accordance with Vendors’ recommendations for user safety. Grantee acknowledges and agrees that it will be responsible for the maintenance and safety of the Mini Pitch following its completion.

- (d) Grantee presently owns, or is currently tenant to an appropriate long-term lease of, the property on which the Mini Pitch will be built. An appropriate long-term lease shall mean a lease of at least ten (10) years in length following the Effective Date.
- (e) Prior to commencing installation of the Mini Pitch, Grantee will obtain, or shall assist (where necessary) in obtaining, all permits, authorizations and consents from third parties, including governmental entities, necessary for the installation of the Mini Pitch.

6. **Facts and Representations True and Correct:** Grantee hereby affirms the representations made in its conversations and communications with Foundation are true and correct and that Foundation may rely upon the truth and correctness of the representations made in all conversations and communications regarding this Grant Project, without further independent investigation. Grantee further affirms that it has not omitted any material facts, the knowledge of which would adversely impact the awarding of the Grant to Grantee. Grantee avows that no adverse events have occurred since the latest communication which have materially and adversely altered the truth or reliability of the Grant Project, including the tax status of Grantee and the Grantee's ability to allow successful completion of the Grant Project. Grantee agrees to immediately inform the Foundation within five (5) business days of any material change, in Grantee or the Grant Project, which might affect any terms of this Agreement.

7. **Grantee Books and Records:** Grantee agrees to maintain sufficient operating and financial books, records and related documentation regarding the activities of Grantee and other evidence sufficient for Foundation to satisfy its fiduciary, public and governmental responsibilities and duties. Foundation shall have reasonable access to the books and records of Grantee for inspection purposes and shall be entitled to copies, as they relate to the Grant Project. This provision is subject to the requirements and exceptions of the Georgia Open Records Act, O.C.G.A. §50-18-70, et. seq.

8. **Grantee Reports:**

- (a) **Impact Reports:** Following completion of the Mini Pitch, Grantee shall complete to Foundation a report, provided by the Foundation, describing the impact of the Mini Pitch. Such report shall be submitted to Foundation annually, for three (3) years after completion of the Mini Pitch and shall include photographs of the Mini Pitch in use by youth soccer players and provide information on play space usage rates, stories of impact on the community, and any other information reasonably requested by Foundation.
- (b) **Site Visits:** Grantee will use its best efforts to accommodate any representative of Foundation who requests to conduct a site visit, at the sole cost of Foundation, for the purposes of collecting information about the Grant's impact.
- (c) **Photographs/Videos/Stories/Testimonials:** In addition to submitting digital photographs, videos, stories and testimonials relating to the Grant Project in the aforementioned Impact Reports, the Grantee shall submit the same to the Foundation upon request by the Foundation, including before and after photographs, both in daytime and at night, of the Mini Pitch site area.

9. **Publicity Material and Recognition:**

- (a) Grantee, upon written approval by the Foundation, shall recognize the Foundation and acknowledge the Grant in Grantee's written materials, news releases, website and related marketing or publicity.
- (b) The Foundation shall have the right to publicize, show photographs of, and use the name of the Mini Pitch and otherwise promote its contributions in any and all media, including the Internet.

Grantee authorizes the Foundation to utilize those logo or logos, owned or controlled by Grantee and associated with the Grant Project, for related marketing and/or publicity.

- (c) Grantee agrees to fully assist and cooperate in a mutually acceptable dedication event, should the Foundation request such, which may include appearances by athletes affiliated with the Foundation.

10. **Awareness Opportunities:** Grantee grants to Foundation the right to permanently place Foundation’s trademark, trade name or any design/logo owned or controlled by Foundation (each, a “Mark” and together, the “Marks”), and/or that of its funding partners, on the surface of the Mini Pitch. Unless Foundation chooses to forego the right, standard Marks will be included during installation of the Mini Pitch, per the rendering found in Attachment A. Foundation may change its Marks at any time in its sole discretion and at its sole cost. Each Mark will remain on the surface of the Mini Pitch for as long as the Mini Pitch is operational, unless removed by Foundation or unless Foundation otherwise gives its written consent to the removal of such Mark.

Additionally, Grantee will allow Foundation to install signs/banners on the premises on which the Mini Pitch is built, per the rendering found in Attachment A, in order to promote and recognize the Foundation and other funders for their contribution to the Mini Pitch.

11. **Grant Not Assignable:** Grant is intended solely for the benefit of Grantee. No benefit of the Grant may be delegated, assigned or otherwise transferred without the advance, written consent of Foundation, which consent shall be in the sole and absolute discretion of Foundation.

12. **Proper Authority:** Each of the parties and its officers represent and warrant that they are authorized to enter into this Agreement and execute the same without further authority.

13. **Absence of Warranties:** FOUNDATION MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR OTHERWISE RELATING TO THE MINI PITCH OR ANY COMPONENT PART THEREOF, OR ANY OTHER ENTITIES AND THEIR ASSOCIATED SERVICES. IN NO EVENT WILL FOUNDATION BE LIABLE FOR ANY DAMAGES OF ANY KIND INCLUDING, BUT NOT LIMITED TO, PERSONAL INJURY, LOST PROFITS, OR OTHER CONSEQUENTIAL, EXEMPLARY, INCIDENTAL OR PUNITIVE DAMAGES ARISING OUT OF THIS AGREEMENT OR PERFORMANCE OF THE OBLIGATIONS HEREUNDER.

14. **Assumption of Risk:** Grantee hereby agrees to assume all risks and liabilities associated with the use, operation, maintenance, safety and condition of the Mini Pitch. Grantee represents to Foundation that the Mini Pitch does not violate any applicable law, regulation, ordinance, lease, or otherwise violate the rights of any person or entity.

Moved (insertion) [1]

Moved up [1]: Grantee represents to Foundation that the Mini Pitch does not violate any applicable law, regulation, ordinance, lease, or otherwise violate the rights of any person or entity.

15. **Insurance Requirements:**

- (a) **Insurance Requirements of the Mini Pitch.** At all times while the Mini Pitch is in place, Grantee shall provide and maintain, at its expense, the following insurance, or appropriate self-insurance, which shall protect Grantee and the Foundation on a primary basis from any and all Claims arising out of or in connection with the Grant Project and the Mini Pitch pursuant to this Agreement:

- (i) Commercial General Liability insurance with limits not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate. Such insurance shall include coverage for contractual liability, premises liability, products-completed operations, personal and advertising injury, property damage and bodily injury liability (including death). Said policy shall be endorsed to name the Foundation and Foundation Parties as Additional Insureds.
- (ii) Automobile Liability insurance covering liability arising out of the Grantee's use, operation and/or maintenance of any auto (including trucks and other construction vehicles), with limits not less than \$1,000,000 each accident combined single limit for bodily injury and property damage.
- (iii) Workers' Compensation insurance covering employees of Grantee involved with the use and maintenance of the Mini Pitch, with limits as required by statutory law, including Employer's Liability coverage with limits not less than \$1,000,000 each accident, \$1,000,000 disease-each employee and \$1,000,000 disease-policy limit.
- (iv) Umbrella and/or Excess Liability insurance with limits not less than \$2,000,000 each occurrence shall apply in excess of the Commercial General Liability, Automobile Liability and Employer's Liability policy limits.
- (v) Participant Accident insurance covering all Participants and other individuals using the Mini Pitch with limits not less than \$5,000 per participant for Accident Medical coverage and \$1,000 per participant for AD&D coverage.

All such insurance required above shall be (1) considered primary with respect to Claims arising out of the use and maintenance of the Mini Pitch; and (2) shall be written by insurance companies that are licensed to do business in the state in which the Mini Pitch is located. Grantee shall not allow any of the required policies to be materially changed, reduced or cancelled unless Grantee provides thirty (30) days prior written notice thereof to Foundation.

Deleted: satisfactory to Foundation and that are

Upon execution of this Agreement, Grantee shall provide Foundation, upon Foundation's request, with a certificate of insurance confirming that the appropriate insurance is in place and that the policies have been properly endorsed to meet the insurance requirements as set forth above.

16. **Participant Waiver and Release Forms:** To the extent that Grantee requires Participants in its programs or others who use the Mini Pitch to sign waiver and release forms, Grantee shall include the Foundation and the Foundation Parties as released parties in the form.
17. **Use of Mark:** Notwithstanding anything in this Agreement to the contrary, in the event Grantee desires to use a Mark owned or controlled by Foundation in a manner consistent with this Agreement, Grantee shall first submit a sample of the concept of the proposed use to Foundation for prior written approval, which approval may be withheld in the sole discretion of Foundation. Any such use by Grantee shall create no rights for Grantee in or to the Mark. Each Mark shall remain at all times the sole and exclusive intellectual property of Foundation, and Foundation shall have the right, from time to time, to request samples of use from which it may determine compliance with these terms and conditions. Notwithstanding any provision of this Agreement to the contrary, Foundation reserves, in its sole and absolute discretion, the right to prohibit use of its Marks.
18. **Applicable Law; Jurisdiction:** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without regard to principles of conflict of laws. Each party agrees that any action or proceeding with respect to this Agreement may only be brought in a federal or state court

situated in Fulton County, Georgia, and by execution and delivery of this Agreement, such party irrevocably consents to jurisdiction and venue in each such court.

- 19. **Attorneys' Fees:** Each party agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by the other Party in connection with any litigation concerning this Agreement should such Party prevail against the other Party in such litigation, whether commenced by Foundation or Grantee.
- 20. **Third Party Beneficiaries:** It is expressly agreed and by this statement specifically intended by the parties that nothing within this Agreement shall be construed as indicating any intent by either party to benefit any other entity or person not a party signatory to this Agreement by any provision or to entitle any such third party to any right of action on account hereof.
- 21. **Notices:** Any notices or communications given under this Agreement must be made in writing (a) if to Foundation, at the address of Foundation as hereinabove set forth or at such other address as Foundation may designate by notice, or (b) if to Grantee, at the address of Grantee as hereinabove set forth or at such other address as Grantee may designate by notice
- 22. **Entire Agreement; Modifications:** This Agreement contains the entire agreement between Foundation and Grantee and cannot be changed, modified, amended, waived or canceled except by an agreement in writing and executed by each of the parties hereto.
- 23. **Counterparts and Facsimile Signatures:** This Agreement may be executed in one or more counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument. This Agreement may be executed by facsimile signature by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized signatories as of the date first above written.

U.S. Soccer Foundation

GRANTEE NAME

By: _____

By: _____
(Sign)

Name: Rob Kaler

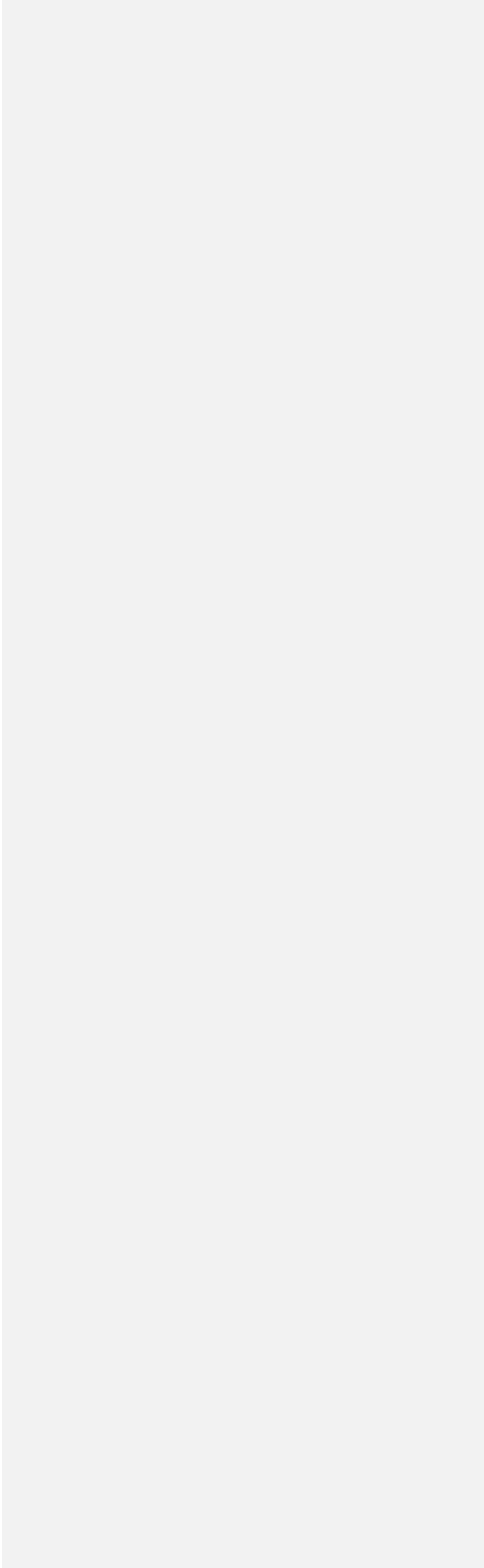
Name: _____
(Print Name)

Title: COO & General Counsel

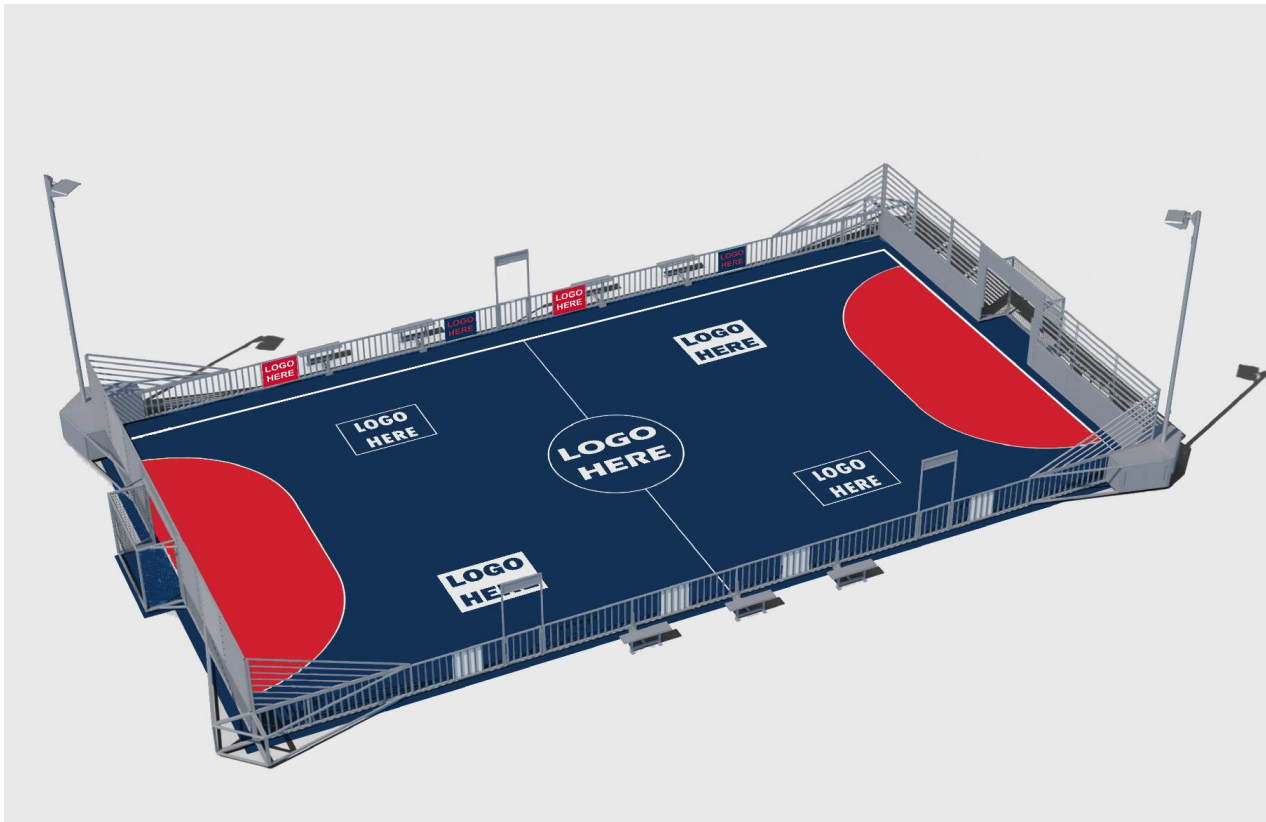
Title: _____
(Print Title)

Date: _____

Date: _____
(Print Date)



ATTACHMENT A



Mini-Pitch System™



WELLS FARGO

U.S. SOCCER FOUNDATION

Newark Public Schools

NEW YORK Red Bulls


We Make It Happen®


U.S. SOCCER FOUNDATION

The Mini-Pitch System™
is an innovative, all-in-one
solution designed to help
communities create fun
and active play spaces by
revitalizing public areas.

Created to assist the U.S. Soccer Foundation in providing safer places to play the game, the Mini-Pitch System is ideal for transforming abandoned courts and other underutilized areas into places where children and families can come together in the spirit of teamwork, empowerment, and physical activity. The system supports the Foundation's *It's Everyone's Game* movement to ensure that all children have access to the game and its many benefits.

Complete

The mini-pitch comes as a modular system complete with lighting, fencing, goals, benches, ADA-compliant access, and lockable storage.

Convenient

Assembly of the Mini-Pitch System can be completed in approximately 1-2 days.

Customizable

You'll have options on the size of your pitch and custom signage to ensure it meets your exact needs. Typically, surfacing is handled by another vendor on a project-by-project basis.



"Since the installation at Santa Fe South, we're seeing kids from different high schools hanging out and playing together almost every night. It's unifying kids using these courts."

– Mickey Dollens, Executive Director of the Energy Assist Foundation

Complete System

The Mini-Pitch System™ includes lighting, structural, and electrical components designed and engineered to work together for streamlined installation and reliable operation.

- Factory-built, wired, aimed, and tested.
- Fast, trouble-free installation.
- Rugged reliability, designed to be long-lasting in all weather conditions and atop all surfaces.
- 10-year warranty covers all parts and labor.

TLC for LED® Lighting

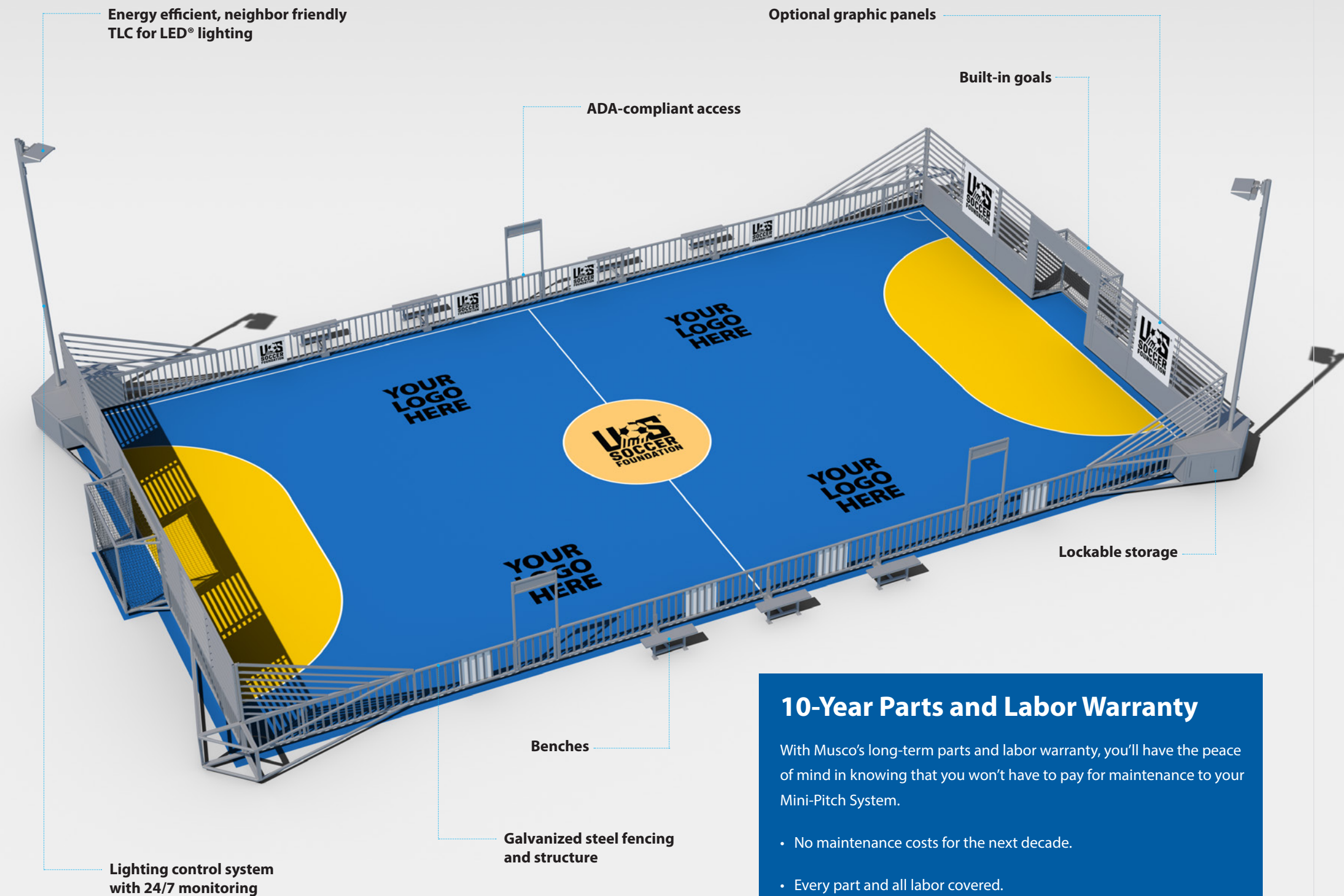
Enjoy the benefits of the LED sports lighting technology of choice at venues around the world.

- Custom optics create a more uniform distribution of light for better visibility.
- Patented glare control preserves darkness around your pitch, keeping neighbors happy.
- Instant on/off and energy efficient operation.

Control-Link® Service

Your system will be supported by Musco's Control-Link control and monitoring service.

- Manage your lights instantly, from anywhere, with a touch of a smart phone.
- 24/7 support from the Musco Team includes proactive monitoring and scheduling assistance.
- Get a real, live voice on the other end of the phone anytime you call Control-Link Central™.



* Surfaces provided by others, evaluated on a project-by-project basis.

10-Year Parts and Labor Warranty

With Musco's long-term parts and labor warranty, you'll have the peace of mind in knowing that you won't have to pay for maintenance to your Mini-Pitch System.

- No maintenance costs for the next decade.
- Every part and all labor covered.
- Supported by Musco's regionally-based technicians.

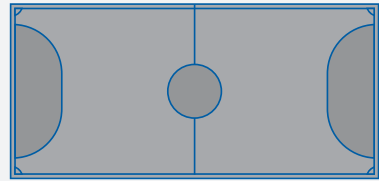
And with the 24/7 proactive monitoring of Control-Link, if any issues with your mini-pitch lighting arise we'll probably know before you do.

Separate playing surface warranty is provided by the surface contractor.

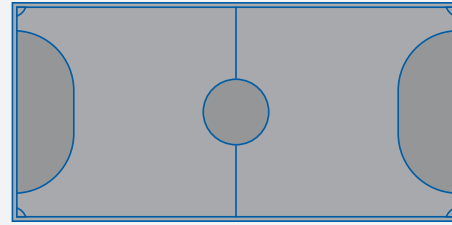
Your Pitch, Your Way

The Mini-Pitch System gives you options to customize the solution that meets your exact needs.

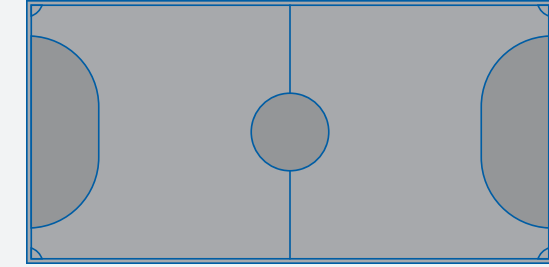
Size



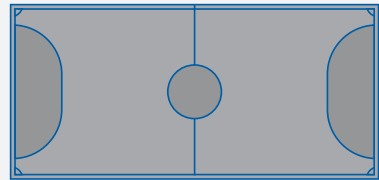
40 ft x 84 ft
12 m x 25 m



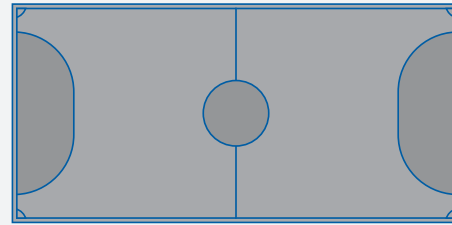
50 ft x 102 ft
15 m x 31 m



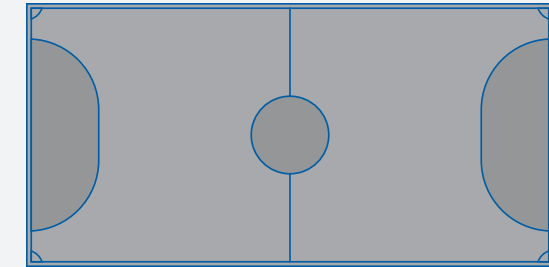
60 ft x 120 ft
18 m x 36 m



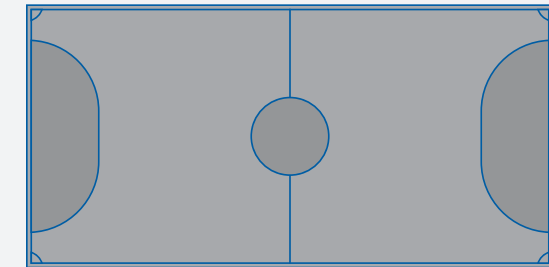
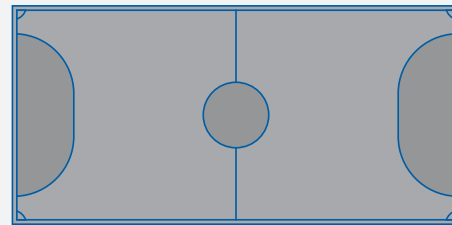
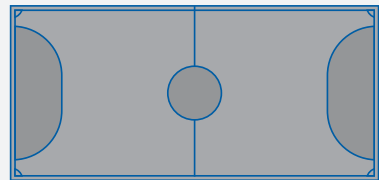
83 ft x 84 ft
25 m x 25 m



103 ft x 102 ft
31 m x 31 m



123 ft x 120 ft
37 m x 36 m



Desert West, Phoenix, Arizona, USA



Eakin Elementary School, Columbus, Ohio, USA



We Make It Happen®

www.musco.com
e-mail: lighting@musco.com



www.usoccerfoundation.org
e-mail: info@usoccerfoundation.org

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U.S. and foreign patents issued and pending.



POWERADE

*Athlete
Signature Here*

LANDOWNER
LOGO HERE



WE IMPROVE LIVES THROUGH SOCCER.

At the U.S. Soccer Foundation, we use the transformative power of soccer to create positive, lasting change. By supporting the development of places to play, places to grow, and places to learn, our goal is to ensure that children in underserved communities have easy and affordable access to quality soccer programs that support their physical and personal development.

OUR GOALS

We envision a future where every child from every community has a safe place to play and can benefit from all that soccer has to offer. Our goal is to engage 1 million children in *Soccer for Success* and create 1,000 *Safe Places to Play* mini-pitches by 2026. Together with our partners, we will make soccer everyone's game.



OUR PROGRAMS

Soccer for Success

Soccer for Success is our after-school soccer program, offered free to participants, proven to help children establish healthy habits and develop critical life skills. Led by trained coach-mentors, the program teaches soccer skills while incorporating mentorship and health and wellness lessons to create a fun and safe environment where children thrive.

Our Impact



227,500

Soccer for Success
participants
all-time



8,000+

coach-mentors
trained



88%

of participants
work better on
a team



86%

of participants stay
away from anti-
social behaviors



83%

of participants
have improved their
health outcomes

Safe Places to Play

Mini-pitches are designed to revitalize public spaces and help communities create fun and active places to play soccer. These small, customized hard-court surfaces are perfectly suited for organized soccer programs and pick-up games. Complete with lighting, fencing, goals, and benches, mini-pitches provide a quality playing surface and transform the look and feel of neighborhoods.

Our Impact



250

mini-pitches
installed
since 2015



98%

of community
partners report that
people in their
community are
more active



96%

of community
partners say their
community
feels safer



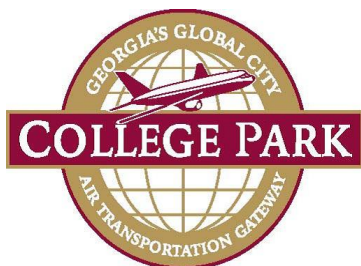
94%

of community
partners say
the mini-pitch
serves as a
gathering place



30%

of mini-pitch
users are new to
soccer



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8072

DATE: April 30, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Michelle Johnson, Interim Director of Recreation & Cultural Arts

RE: Emergency Repair for Brady Chiller

PURPOSE: Acceptance of the Daikin Applied proposal to for Brady Recreation Center to flush chilled water system and repair unit for \$ 48,879.77.**REASON:** To repair Daikin chiller at the Brady Recreation Center that has been non-operational since chiller cease working in June 2019.

RECOMMENDATION: Recommendation to go with manufacturer Daikin Allied to repair the Brady Chiller.

BACKGROUND: It is believed that preventative maintenance and not have water treatment on the Daikin chiller caused it to fail 8 months into the one year warranty. With the water treatment not in place the debris and contaminant in the water caused damage to the system. Supporting documents of pictures to prior Recreation Director from 2015 to show the issue with maintenance and lack of water treatment. The parameters of the one year warranty coverage for the Daikin chiller is not covered if the system fails due to water coils restrictions or heat transfer surface issued due to the contaminants in which the water filtration system would have prevented from happening. Two quotes received for repairing the current Daikin chiller are as follows:

Quotes Received to Repair Current Daikin Chiller for Brady Recreation Center

Company	Quote
Daikin Allied	\$48,879.77
A.R. Sims Heating & Air Conditioning (quote withdrawn after discussing with Daikin Allied Manufacturer)	\$7,474.61

Two other bids were received in which the recommendation was to abandon the current chiller system and convert to a forced air conditioning

Quotes to Change Air Conditioning to Forced Air for Brady Recreation Center

Company Name	Quote

Legacy Mechanical Services	\$168,560.00
O'Callaghan Heating Air Conditioning	\$110,257.00

YEARS OF SERVICE: N/A

COST TO THE CITY: \$ 48,879.77. General Funds Reserves will be required to fund the expense.

BUDGETED ITEM: No

REVENUE TO THE CITY: N/A

CITY COUNCIL HEARING DATE: May 4, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: Recreation Department

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: N/A

ATTACHMENTS:

- Daikin Allied Quote (PDF)
- A.R. Sims Heating & Air Conditioning Quote (PDF)
- Legacy Mechanical Services Quote (DOCX)
- O'Callaghan Heating Air Conditioning Quote (DOCX)
- Arnola Sims Heating & Air Email deferring back to Daikin (DOCX)
- Daikin Limited Warranty (PDF)
- Picture Documentation 07-16-2019 10-09-06 (PDF)

Review:

- Michelle Johnson Completed 04/16/2020 9:58 AM
- Rosyline Robinson Completed 04/26/2020 11:29 AM
- Purchasing Completed 04/16/2020 9:58 AM

- Finance Completed 04/30/2020 9:45 AM
- Purchasing Completed 04/16/2020 9:59 AM
- Terrence R. Moore Completed 04/30/2020 9:50 AM
- Mayor & City Council Pending 05/04/2020 7:30 PM



Service & Repair Proposal

Brady Rec. Center - Flush chilled water system and repair chiller.

3667 Main Street
College Park, GA
30337

Proposal #: Q-00045556

License #: CN007270

4/1/2020

Prepared for:

Michelle Johnson
Interim Director of Recreation & Cultural Arts
City of College Park

Prepared by:

Shane Carter
Service Sales Representative
Atlanta District

Mobile: (470) 388 - 6863

Email: patrick.carter@daikinapplied.com



Scope of Services

Daikin Applied is pleased to offer the following Service & Repair proposal for your consideration. Thank you for selecting Daikin Applied service to care for your building system. Our factory-trained service personnel have the knowledge and experience to deliver the best support available. Daikin Applied will perform all services using factory-trained technicians who specialize in HVAC, refrigeration and electronic system maintenance and repair services.

Scope of Work

Water Treatment - Flush chilled water system, treat chilled water and circulate water treatment chemicals through chilled water piping. Flush the system again and treat chilled water system quarterly for 1 year. (After the first year the quarterly water treatment will be \$2,000.00/yr.)

Recover refrigerant from Circuit #1. Remove the evaporator, condenser coils, liquid line solenoid, electronic expansion valve (EEXV) and the Circuit #2 compressors. Replace all components. Pressure test circuits with nitrogen and leak check. Replace all filter core driers. Evacuate circuits down to 500 microns. Charge #1 Circuit with recovered refrigerant and charge #2 Circuit with new refrigerant. We will provide all Startup Documentation.

* All sequence of operations must be provided upon Startup. All controls "If Any" must be ready while Startup is being done. All electrical must be ready upon Startup. Any delays will be charged separately.

*** This proposal does not include labor, materials or chemicals to unclog any orifices, coils and or valves. We do not anticipate this happening but during the piping flush, debris in the system could break loose and clog small components.

Equipment Repair

Daikin Applied will perform all services during its regular working hours unless otherwise specified. Any services requested or agreed to by Customer that are outside the Scope of Work will be performed by Company at an additional cost. Company will invoice such services at a special service and repair billing rate at Company's published labor rate for the service area.

Emergency Service Response

Emergency service is available on a 7-day, 24-hour basis. For scheduled service and repairs covered under this agreement and performed at the Customer's request outside of normal working hours, the Customer agrees to pay the difference between the prevailing standard billing rate and the prevailing overtime rate.



Standard Exclusions:

- Customer to have chiller secured and condenser bundle drained prior to arrival.
- All work to be performed during 'normal working hours'.
- Any and all recommended/required repairs to be quoted separately.
- Asbestos identification, abatement, and pipe insulation are not included.



Pricing and Acceptance

Feel free to contact me if you have any questions or concerns regarding the information contained in this service and repair proposal. If you would like us to proceed with the solution presented above, sign the acceptance line below (including PO# if applicable) and return a copy so that we can begin to mobilize our efforts to complete services as quickly as possible. We appreciate the opportunity to provide you with this solution and look forward to working with you on this and servicing your needs in the future.

Investment Amount and Billing Terms:

Investment required to implement the proposed solution

\$48,879.77 Forty-Eight Thousand, Eight Hundred Seventy-Nine dollars and Seventy-Seven cents

***Price does not include applicable sales tax**

Pricing and acceptance are based upon the Terms and Conditions which are attached.

Billing/Payment Terms*: Billed in full upon completion

*All billings are due immediately upon Receipt

This Agreement is subject to Customer’s acceptance of the attached Daikin Applied Terms and Conditions.

This proposal will be honored by Daikin Applied for 30 days from the date on the front of the proposal. After 30 days, Daikin Applied reserves the right to evaluate cost changes (both increases and decreases) from the proposal.

Michelle Johnson
City of College Park

Site Address:
3667 Main Street
College Park, GA
30337

Accepted by:

Approved by:

(Print Full Legal Name of Customer)

(Print Full Legal Name of Daikin Applied Representative)

(Signature)

(Signature)

(Title)

(Title)

Date:

Date:

Note: This Agreement is subject to final approval by Daikin Applied.

DAIKIN APPLIED AMERICAS INC. TERMS & CONDITIONS

1. This Standard Service Proposal or Maintenance Agreement (hereinafter sometimes referenced as "Agreement"), upon acceptance by the Customer, is made solely on the terms and conditions hereof, notwithstanding any additional or conflicting conditions that may be contained in any purchase order or other form of Customer, all of which additional or conflicting terms and conditions are hereby rejected by Daikin Applied. Further, you acknowledge and agree that any purchase order issued by you in accordance with this Agreement will only establish payment authority for your internal accounting purposes. Any such purchase order will not be considered by us to be a counteroffer, amendment, modification, or other revision to the terms of this agreement. No waiver, alteration or modification of the terms and conditions herein shall be valid unless made in writing and signed by an authorized representative of Daikin Applied.
2. This Maintenance Agreement or Standard Service Proposal is subject to acceptance by the Customer within 30 days from date show on the quote, unless specified otherwise. Prices quoted are for services, labor, and material as specified in this Proposal. If acceptance of this Maintenance Agreement or Standard Service Proposal is delayed or modified, prices are subject to adjustment.
3. Terms of payment are subject at all times to prior approval of Daikin Applied's credit department. Terms of payment are net due upon receipt of invoice unless previously otherwise agreed in writing. Should payment become more than 30 days delinquent, Daikin Applied may stop all work under this Agreement or terminate this Agreement with five (5) days written notice to Customer. Daikin Applied reserves the right to add to any account outstanding more than 30 days interest at 1 ½% per month or the highest rate allowed by law. In the event of default in payment, Customer agrees to pay all costs of collection incurred by Daikin Applied including, but not limited to, collection agency fees, attorney fees and court costs. Additional services may be performed upon request at a price to be determined, subject to these Terms and Conditions.
4. In the event that Daikin Applied determines, during the first thirty (30) days of any Maintenance Agreement or upon seasonal start-up (discovery period) that any equipment covered under this Agreement in need of repair and/or replacement, Daikin Applied shall inform Customer of the equipment condition and remedy. Daikin Applied shall not be responsible for the present or future repair and/or replacement or operability of any specific equipment; until such time as the equipment is brought up to an acceptable condition or the Customer removes the unacceptable system(s), component(s), or part(s) from this contract.
5. Any Maintenance Agreement price is subject to adjustment once each calendar year, effective on the anniversary date, for changes in labor, subcontractor and material costs. If such adjustment is not expressly set forth in the Maintenance Agreement, the customer shall receive forty-five (45) days prior written notice of such adjustment. Customer's payment of an invoice with an adjusted price shall be Customer's acceptance of the price adjustment so long as such invoice reflects the price adjustment expressly set forth in the Maintenance Agreement or set forth in the notice of adjustment.
6. A Maintenance Agreement may be terminated: (i) by either party upon the anniversary date hereof; provided however, that written notice of such termination must be given to the non-terminating party at least thirty (30) days prior to the anniversary date; (ii) by Daikin Applied upon five (5) days prior written notice to Customer, in the event that any sums or monies due or payable pursuant to this Agreement are not paid when due or in the event that additions, alterations, repairs or adjustments are made to the system or equipment without Daikin Applied's prior approval; (iii) by either party, in the event that the other party commits any other material breach of this Agreement and such breach remains uncured for ten (10) business days, after written notice thereof. If a Maintenance Agreement is terminated for any reason, other than a material breach by Daikin Applied, Customer shall pay, in addition to all sums currently due and owing, the entire remaining balance due for the term of the Maintenance Agreement, or an amount equal to time and materials expended for the year, whichever is less. Notices required hereunder shall be sent via Certified U.S. Mail, Return Receipt Requested and provided that such notice is postmarked by the required date, such notice shall be deemed properly given.
7. Unless Customer provides appropriate documentation of tax exemption, Customer shall pay Daikin Applied, in addition to the contract price, the amount of all excise, sales, use, privilege, occupation or other similar taxes imposed by the United States Government or any other National, State or Local Government, which Daikin Applied is required to pay in connection with the services or materials furnished hereunder. Customer shall promptly pay invoices within 30 days of receipt. Should payment become more than 30 days delinquent, Daikin Applied may stop all work under this Agreement or terminate this Agreement as provided in the next paragraph.
8. Any and all costs, fees and expenses arising from or incurred in anticipation of any federal, state, county, local or administrative statute, law, rule, regulation or ordinance (collectively "Governmental Regulations") directly or indirectly requiring that refrigerant other than the type of refrigerant currently being utilized in connection with the equipment subject to this Agreement be used, shall be borne solely by Customer. In this regard, Daikin Applied shall not be required to bear any expense in connection with the modification, removal, replacement or disposal of any refrigerant in response to any Governmental Regulation designed to reduce or eliminate the alleged environmental hazards associated with the refrigerant.
9. The contract price stated herein is predicated on the fact that all work will be done during regular working hours of regular working days unless otherwise specified. If for any reason Customer requests that work be performed other than during regular working hours or outside the scope of services specified hereunder, Customer agrees to pay Daikin Applied any additional charges arising from such additional services, including but not limited to premium pay, special freight or other fees or costs associated therewith.
10. Customer shall be responsible for all costs, expenses, damages, fines, penalties, claims and liabilities associated with or incurred in connection with any hazardous materials or substances, including but not limited to asbestos, upon, beneath, about or inside Customer's equipment or property. Title to, ownership of, and legal responsibility and liability for any and all such hazardous

materials or substances, shall at all times remain with Customer. Customer shall be responsible for the removal, handling and disposal of all hazardous materials and substances in accordance with all applicable Governmental Regulations. Customer shall defend, indemnify, reimburse and hold harmless Daikin Applied and its officers, directors, agents, and employees from and against any and all claims, damages, costs, expenses, liabilities, actions, suits, fines and penalties (including without limitation, attorneys' fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or fees and expenses) suffered or incurred by any such indemnified parties, based upon, arising out of or in any way relating to exposure to, handling of, or disposal of any hazardous materials or substances, including but not limited to asbestos, in connection with the services performed hereunder. Daikin Applied shall have the right to suspend its work at no penalty to Daikin Applied until such products or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted. Daikin Applied reserves the right to engage others in a subcontractor status to perform the work hereunder.

11. Customer agrees to provide Daikin Applied personnel with the usual required utilities (water, electricity, compressed air, etc.) and special tools and equipment normally used for such services unless restricted specifically in the quote. Customer agrees to ensure that sufficient service access space is provided. Daikin Applied shall not be held liable for failure or damage to any equipment caused by power interruptions, single phasing, phase reversal, low voltage, or other deficiencies beyond the control of Daikin Applied.
12. This agreement does not include responsibility for design of the system (unless specifically included), obsolescence, electrical power failures, low voltage, burned-out main or branch fuses, low water pressure, vandalism, misuse or abuse of the system(s) by others (including the Customer), negligence of the system by others (including the Customer), failure of the Customer to properly operate the system(s), or other causes beyond the control of Daikin Applied.
13. In the event that Daikin Applied is required to make any repairs and/or replacements or emergency calls occasioned by the improper operation of the equipment covered hereby, or any cause beyond Daikin Applied's control, Customer shall pay Daikin Applied for the charges incurred in making such repairs and/or replacements or emergency calls in accordance with the current established Daikin Applied rates for performing such services.
14. Daikin Applied shall not in any event be liable for failure to perform or for delay in performance due to fire, flood, strike or other labor difficulty, act of God, act of any Governmental Authority or of Customer, riot, war, embargo, fuel or energy shortage, wrecks or delay in transportation, inability to obtain necessary labor, materials, or equipment from usual sources, or due to any cause beyond its reasonable control. In the event of delay in performance due to any such cause, the date of delivery or time of completion will be extended by a period of time reasonably necessary to overcome the effect of such delay. If the materials or equipment included in this Proposal become temporarily or permanently unavailable for reasons beyond the control of Daikin Applied, Daikin Applied shall be excused from furnishing said materials or equipment and be reimbursed for the difference between cost of materials or equipment unavailable and the cost of an available reasonable substitute.
15. Daikin Applied shall not in any event be liable to the Customer or to third parties for any incidental, consequential, indirect or special damages, including but not limited to, loss of production, loss of use or loss of profits or revenue arising from any cause whatsoever including, but not limited to any delay, act, error or omission of Daikin Applied. In no event will Daikin Applied's liability for direct or compensatory damages exceed the payment received by Daikin Applied from customer under the instant agreement.
16. Daikin Applied extends the manufacturer's warranties on all parts and materials and warrants labor to meet industry standards for a period of thirty (30) days from the date performed, unless a longer duration is expressly stated elsewhere in this Agreement. Daikin Applied expressly limits its warranty on Customer's Equipment to cover only that portion of Equipment which had specific Services done by Daikin Applied. These warranties do not extend to any Equipment or service which has been repaired by others, abused, altered, or misused, or which has not been properly maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR SPECIFIC PURPOSE, WHICH ARE HEREBY SPECIFICALLY DISCLAIMED.
17. Each of us agrees that we are responsible for any injury, loss, or damage caused by any negligence or deliberate misconduct of our employees or employees of our subcontractors. If any of our employees or those of our subcontractors, cause any injury, loss or damage in connection with performing their duties under this agreement, the responsible party will pay for all costs, damages, and expenses, which arise. Each of us agrees to defend and hold harmless the other party, its officers, directors and employees, from and against all claims, damages, losses and expenses, including but not limited to attorney's fees and court costs, arising out of or resulting from the performance of work hereunder, to the extent that such claim, damage, loss, or expense is caused by an active or passive act or omission of the indemnifying party or anyone directly or indirectly employed by that party, or anyone for whose acts that party may be liable.
18. This Agreement shall be binding upon and inure to the benefit of each party's respective successors, assigns and affiliates. This Agreement is governed by and construed in accordance with the laws of the State of Minnesota.

A.R. Sims Heating & Air Conditioning

930 New Hope Rd #11-514
Lawrenceville GA 30045
(770) 545-8530
arnola@arsimshvac.com

Estimate

ESTIMATE#	1066
DATE	03/09/2020
PO#	

CUSTOMER
Brady Recreation Center Willis Moody 3571 Breningham Drive College Park , GA 30337 (404) 305-1340

SERVICE LOCATION
Brady Recreation Center Willis Moody Brady Recreation Center 3571 Breningham Drive College Park, GA 30337 (404) 305-1340

DESCRIPTION
Inspect unit and provide a quote for repair of unit.

Estimate

Description	Rate	Total
Materials copper and fittings		200.00
Labor - Commercial Per Hour - 2 days		1,744.00
Materials 1-1/8" suction line drier (shell and drier)		100.00
Liquid Line Filter Drier Replace Liquid Line Filter Drier, includes pump down add for refrigerant charge 5/8"		591.20
Refrigerant - 410A		2,250.00
Materials Compressors - Under Extended Warranty		0.00
Materials TPTL Kit for compressors (Tandum piping)		667.41
Pick Up/Delivery Fee		178.00
Labor - Commercial Per Hour - 2nd technician needed		1,744.00

CUSTOMER MESSAGE

Estimate Total:

\$7,474.61

PRE-WORK SIGNATURE



www.legacyservices.biz

Date: March 9, 2020

To: Michelle Johnson
Gymnastic Coordinator

RE: Brady Recreation Center – HVAC upgrades

Legacy Mechanical Services is pleased to provide the following proposal.

HVAC Scope:

- **All work to be completed during normal business hours unless stated otherwise.**
- Furnish & install one (1) 2-ton Mitsubishi ceiling-mounted mini-split heat pump system serving the kitchen; two (2) 2-ton Mitsubishi ceiling-mounted mini-split heat pump systems serving the hallways; two (2) 1-ton Mitsubishi wall-mounted mini-split systems serving the classrooms; Three (3) 1-ton Mitsubishi wall-mounted mini-split systems serving the offices; two (2) 1-ton Mitsubishi wall-mounted mini-split systems serving the IT rooms and two (2) 20-ton Daikin package units with natural gas-fired heat serving the gymnasium area.
- Furnish & install twelve (12) new thermostats to control each new unit. (locations to be approved by customer).
- Furnish & install associated ductwork, dampers, and air distribution as necessary.
- Provide demo of old 450A feeder from existing chiller.
- Set a 250A / 208V panel next to existing panel using braker that was feeding chiller.
- Provide new circuits on roof to feed new 1-ton and 2-ton mini-split systems.
- Provide two (2) new 100A / 3-phase circuits extending from new panel to the two (2) new 20-ton package units.
- Furnish & install new natural gas piping for the two (2) new 20-ton package units with natural gas-fired heat.
- Provide insulation of new HVAC systems as necessary.
- Provide startup of new HVAC equipment and verify proper operation.
- Clean up work site upon completion of project.

Price for demolition of existing HVAC equipment: \$18,775.00

Price for new HVAC equipment (per scope above): \$149,785.00

TOTAL PRICE: \$168,560.00

Exclusions & Clarifications: Overtime (UNO), code improvements, bonding, power wiring, repair, insulation, or replacement of existing equipment, patching of walls and floors, early startup of new HVAC equipment, filter change outs, cutting of roof, roof patching or flashing, cutting or patching of exterior walls, any meters, fire safety or sprinkler work, removal or replacement of ceiling grid or tile, structural support for HVAC equipment, seismic bracing, soil testing, pour back of concrete slab, quick-ship premiums, 3rd party commissioning.

Main Office

1680 Roberts Blvd. #408, Kennesaw, GA 30144
(770) 432-1171 ~ Fax: (770) 432-1121



www.legacyservices.biz

Thank you for the opportunity to provide this proposal. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Brian Manus
Account Manager
Legacy Mechanical Services, Inc.
(678) 722 – 1042

Proposal Accepted By: Print Name: _____

Signature: _____

Position: _____

Date: _____

Ask us about our phased equipment replacement and financing options.

Payment Terms: Net due 30 days. We accept all major credit cards. If you wish to pay your invoice by credit card, please contact our service administrator, Lily Nelson, at [770-432-1171](tel:7704321171). Lily will take your credit card information over the phone and process the payment. She will then email you a receipt at your request. **There is a 4% service charge, added to your total invoice, for this service.** Late fees will be applied under the following conditions: After 30 days 1.5%, after 60 days 3%, after 90 days 6%. Any invoices not paid after 90 days will result in a lien and collection action. **This proposal is valid for 30 days.**

Main Office

1680 Roberts Blvd. #408, Kennesaw, GA 30144
(770) 432-1171 ~ Fax: (770) 432-1121

March 23, 2020

Service Address:

City of College Park Gym
3571 Breningham Dr.
College Park, GA 30337
mjohnson@collegetparkga.com

The following is a quote to install (2) HVAC systems for the Gym at the above address. This job will involve abandoning the (2) chill water/hot water Air Handlers and install (2) Trane 17.5-ton straight cool/electric heat RTU's behind the building.

This work will involve setting the units behind the building and running ductwork to connect to the existing supply ductwork. The Return ductwork will be connected to the abandoned exhaust fan openings on the rear wall.

The concrete slabs and the electrical work are not included in this price. That work needs to be performed by a concrete contractor and a licensed electrician.

Gym Area

O'Callaghan Heating and Air will provide the following:

- Install (2) 17.5-ton RTU's (straight cool/electric heat) on concrete slabs (slab to be provided by others)
- Both units will have a high static blower motor, 50KW of electric heat, and a manual fresh air hood
- New ductwork from units to existing ductwork and exhaust fans openings. Galvanized sheet metal w/liner
- New thermostat for each
- Crane rental
- Tax, labor, and misc. material
- Systems come with a 1-year parts and labor warranty and 5-year compressor warranty

The conditioned air units needed for the rest of the building are quoted on the 2nd page of this document.

March 23, 2020

Service Address:

City of College Park Gym
3571 Breningham Dr.
College Park, GA 30337
mjohnson@collegeparkga.com

Left side Recreation Room/Classroom

- Install (2) Mitsubishi 2-ton ductless wall mounted mini-split Heat Pump systems
- This will give you 4-tons of capacity for this room
- Electrical work required for these units to be provided by others

Front Door/ Lobby Area

- Install a 3-ton Trane Heat Pump RTU with concentric ductwork*
- Ductwork will hang below existing ceiling (similar to the setup in the right-side recreation room)
- The roof work and electrical work required for this installation is not included in our quoted price
- *Another site visit and possible ceiling access may be required to ensure this application is feasible

Right side Recreation Room/Dance Room

- Install (1) 3-ton Mitsubishi ductless wall mounted mini-split Heat Pump system
- Assuming the existing HVAC units in this area are operable, this should provide adequate cooling for this side of the room
- Electrical work required for these units to be provided by others

I did not include an option for the Kitchen area at this time. We can explore that option on our next site visit.

The price for the above listed work will be \$110,257.00

Please call or email me if you have any questions or if you would like to schedule this work. Thank you for the opportunity.

Brian Moore
Service Manager
bmoore@ocallaghanair.com



(2) separate units,
Return and Supply duct
for each





Both to be used as Return for each unit. We will remove motor and blade

Arnola Sims <arnola@arsimshvac.com>
To:College Park Tumbleweeds
Wed, Mar 25 at 5:27 PM

Michelle:

Thank you for allowing our company to have an opportunity to assist you with your service need. After

Review of the information provided along with tech technicians notes, we have determined that at this time

We would recommend that you refer back to the company that installed the equipment since it is still under

Warranty. We feel there may be information that we do not have that would prevent us from providing you

With the best service possible.

We will however, consider providing you with a quote for the replacement of the unit for your review.

Again thank you for having trust in ARSIMS Heating & Air.



**DAIKIN APPLIED AMERICAS INC.
LIMITED PRODUCT WARRANTY
(North America)**

Daikin Applied Americas Inc. dba Daikin Applied (“Company”) warrants to contractor, purchaser and any owner of the product (collectively “Owner”) that Company, at its option, will repair or replace defective parts in the event any product manufactured by Company, including products sold under the brand name Daikin and used in the United States or Canada, proves defective in material or workmanship within twelve (12) months from initial startup or eighteen (18) months from the date shipped by Company, whichever occurs first. Authorized replaced parts are warranted for the duration of the original warranty. All shipments of such parts will be made FOB factory, freight prepaid and allowed. Company reserves the right to select carrier and method of shipment.

In addition, labor to repair or replace warranty parts is provided during Company normal working hours on products with rotary screw compressors, centrifugal compressors and on absorption chillers. Warranty labor is not provided for any other products.

Company’s liability to Owner under this warranty shall not exceed the lesser of the cost of correcting defects in the products sold or the original purchase price of the products.

PRODUCT STARTUP ON ABSORPTION, CENTRIFUGAL AND SCREW COMPRESSOR PRODUCTS IS MANDATORY and must be performed by a Daikin Applied or a Company authorized service representative.

It is Owner’s responsibility to complete and return the Registration and Startup Forms accompanying the product to Company within ten (10) days of original startup. If this is not done, the ship date and the startup date will be deemed the same for warranty period determination, and this warranty shall expire twelve (12) months from that date.

EXCEPTIONS

1. If free warranty labor is available as set forth above, such free labor does not include diagnostic visits, inspections, travel time and related expenses, or unusual access time or costs required by product location.
2. Refrigerants, fluids, oils and expendable items such as filters are not covered by this warranty.
3. This warranty shall not apply to products or parts which (a) have been opened, disassembled, repaired, or altered by anyone other than Company or its authorized service representative; or (b) have been subjected to misuse, negligence, accidents, damage, or abnormal use or service; or (c) have been operated, installed, or startup has been provided in a manner contrary to Company’s printed instructions, or (d) were manufactured or furnished by others and which are not an integral part of a product manufactured by Company; (e) have been exposed to contaminants, or corrosive agents, chemicals, or minerals, from the water supply source, or (f) have not been fully paid for by Owner.

ASSISTANCE

To obtain assistance or information regarding this warranty, please contact your local sales representative or a Daikin Applied office.

SOLE REMEDY

THIS WARRANTY CONSTITUTES THE OWNER’S SOLE REMEDY. IT IS GIVEN IN LIEU OF ALL OTHER WARRANTIES. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT AND UNDER NO CIRCUMSTANCE SHALL COMPANY BE LIABLE FOR INCIDENTAL, INDIRECT, SPECIAL, CONTINGENT OR CONSEQUENTIAL DAMAGES, WHETHER THE THEORY BE BREACH OF THIS OR ANY OTHER WARRANTY, NEGLIGENCE OR STRICT LIABILITY IN TORT.

No person (including any agent, sales representative, dealer or distributor) has the authority to expand the Company’s obligation beyond the terms of this express warranty or to state that the performance of the product is other than that published by Company.

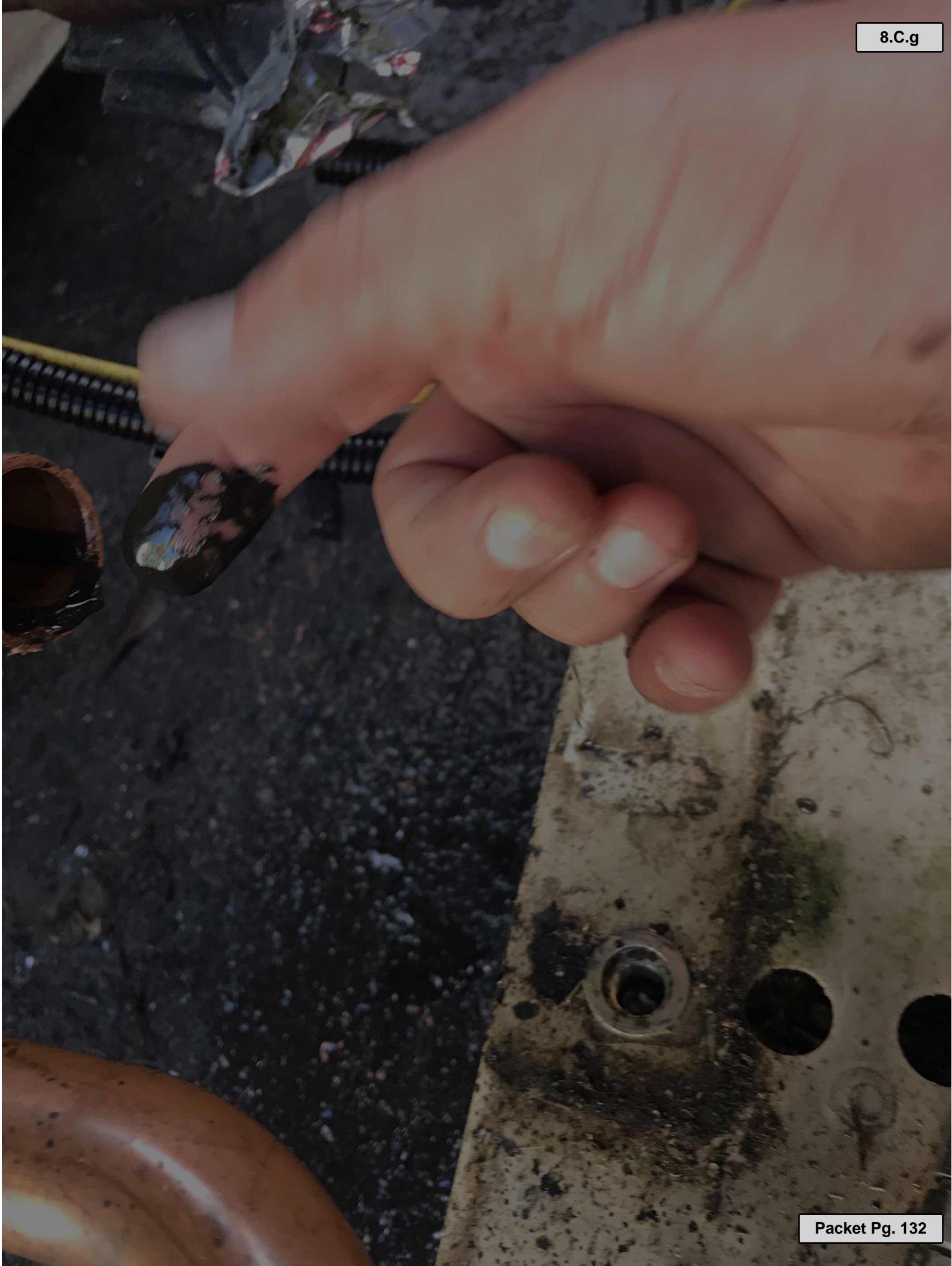
For additional consideration, Company will provide an extended warranty(ies) on certain products or components thereof. The terms of the extended warranty(ies) are shown on a separate extended warranty statement.



























CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8091

DATE: April 27, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Artie Jones, Clearly College Park Executive Director

RE: College Park Business and Industrial Development Authority At-Large Board Appointment

PURPOSE: Mayor and City Councils discussion on filling the vacancy of the College Park Business and Industrial Development Authority At-Large Board Member.

REASON: Due to the recent removal of a College Park Business and Industrial Development Authority (BIDA) Board Member there is now a vacancy on the BIDA Board of Directors. This agenda item is met to review applications of those interested in filling the vacant At-Large Board Member to the College Park Business and Industrial Development Authority and appoint a College Park resident to fill the vacancy on the BIDA board.

RECOMMENDATION: It is recommended by staff that the City Council appoint an At-Large Board Member to the Business and Industrial Development Authority Board of Directors.

BACKGROUND: The current BIDA bylaws have been uploaded to this agenda item. During the April 20, 2020 Special Called City Council hearing it was discussed by the City Council that a background check be completed on any new board members appointed to the board of Directors as well as doing background checks on existing BIDA board members.

YEARS OF SERVICE: N/A

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: May 4, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: None

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: Artie Jones, III - Clearly College Park Executive Director

ATTACHMENTS:

- BIDA Handbook Bylaws Booklet (PDF)

Review:

- Artie Jones Completed 04/23/2020 11:42 PM
- Rosyline Robinson Completed 04/26/2020 10:54 AM
- City Attorney's Office Pending
- Terrence R. Moore Completed 04/30/2020 3:40 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

**COLLEGE PARK
BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY**

HANDBOOK FOR MEMBERS INCLUDING:

CONSTITUTIONAL AMENDMENT CREATING BIDA

BYLAWS

OPEN MEETINGS LAWS

OPEN RECORD LAWS

Prepared by:
Mack and Harris, P.C.
186 North Avenue, Suite 106
Jonesboro, Georgia 30236
Tel. 678-610-8155

**HANDBOOK FOR MEMBERS OF THE COLLEGE PARK BUSINESS
AND
INDUSTRIAL DEVELOPMENT AUTHORITY ("BIDA")**

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**COLLEGE PARK
BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY**

1980 GEORGIA LAWS, PP. 2071 ET SEQ.

**COLLEGE PARK
BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY**

- I. Unlike most other development authorities in Georgia, the College Park Business Industrial Development Authority (sometimes referred to as "CPBIDA" or "BIDA") was created by an amendment to the Constitution of the State of Georgia, found at 1980 Georgia Laws, pp. 2071, *et seq.* (Copy enclosed).
- II. Creation, Powers And Authority
 - A. Created as "a body, corporate and politic" as "an instrumentality and political subdivision of the State of Georgia."
 - B. Purpose - To "attain development and promote for the public good [and] general welfare, trade, commerce, industry and employment opportunities and to promote the general welfare of the community [of College Park]."
 - C. Powers - Broad authority to acquire, develop, lease, sell, and dispose of real and personal property, to contract for and develop projects necessary or convenient to accomplish BIDA's purposes.
 - D. BIDA may exercise the power of eminent domain (condemnation) and may issue revenue bonds only with the approval of the Mayor and City Council of College Park.
- III. Members Of The Board
 - A. BIDA Board has seven (7) members, including the Mayor of College Park.
 - B. Remaining six (6) members are appointed by "resolution of the Mayor and City Council of College Park" and serve staggered terms.
 - C. Four (4) members of the BIDA Board constitute a quorum.
 - D. A "majority of the members" may exercise powers and rights of BIDA.
- IV. Officers
 - A. BIDA has three officers: Chairperson, Vice Chairperson, and Secretary-Treasurer.
 - B. BIDA officers are "selected" by "a majority of the members" of the BIDA Board, and serve one year terms from January 1 to December 31.

COLLEGE PARK BUSINESS AND INDUSTRIAL
DEVELOPMENT AUTHORITY.

Proposed Amendment to the Constitution.

No. 168 (Senate Resolution No. 348).

A RESOLUTION

Proposing an amendment to the Constitution of the State of Georgia so as to create the College Park Business and Industrial Development Authority; to provide for the powers, authority and duty of such Authority; to authorize the Authority to issue its revenue bonds, and to provide for the method and manner of such issuance and for validation thereof; to authorize the Authority to contract with the City of College Park and with the State of Georgia and any departments, institutions, agencies, municipalities, counties or political subdivisions of the State of Georgia, public corporations and others; to authorize the City of College Park to contract with the Authority for the use by the City of College Park or the residents thereof of any facilities or services of the Authority, and to authorize said city to create special tax districts and to levy taxes and to expend tax monies from said tax districts as well as tax funds of the city and other available funds of the city and to authorize the city to make payment thereof to the Authority upon such terms as may be provided in any contract entered into by and between the Authority and the City of College Park; to authorize the establishment of such rules and regulations and procedures as are necessary to accomplish the lawful purpose of said Authority; to provide for submission of this amendment for ratification or rejection; and for other purposes.

BE IT RESOLVED BY THE GENERAL ASSEMBLY OF
GEORGIA:

Section 1. Article IX, Section IV, Paragraph II of the Constitution of the State of Georgia is hereby amended by adding at the end thereof the following:

"COLLEGE PARK BUSINESS AND INDUSTRIAL
DEVELOPMENT AUTHORITY

1. Creation. There is hereby created a body, corporate and politic to be known as the College Park Business and Industrial Development Authority which shall be deemed to be an instrumentality and political subdivision of the State of Georgia and a public corporation thereof and by that name, style and title said body may contract and be contracted with, sue and be sued, implead and be impleaded and complain and defend in all courts of law and equity.

2. Purpose. The said Authority is created for the purpose of acquiring, constructing, adding to, extending, improving, equipping, maintaining, and operating public projects, public buildings and other public facilities, parking lots or garages and other parking structures and any and all other facilities useful or desirable in connection therewith, acquiring the necessary property therefor, both real and personal, with the right to contract for the use of or to lease or sell any or all of such facilities, including real property, and to do any and all things deemed by the authority necessary, convenient or desirable for and incident to the efficient and proper development and operation thereof, and to attain development and promote for the public good, general welfare, trade commerce, industry and employment opportunities and to promote the general welfare of the community, same is vested with authority to ascertain and designate areas it deems proper to be blighted, retarded or slum areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the City of College Park; the existence of such areas constitutes substantially and increasingly to the spread of disease, crime and constitutes increasingly an economic and social liability, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing for commercial accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and the prevention and elimination of such areas is a matter of State and local policy and State and local concern in order that the State and its political subdivisions shall not continue to be endangered by areas which are focal centers of economic and social liability, and while contributing little to the tax income of the State and its municipalities, consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization

and other forms of public protection, services and facilities; in order to alleviate the aforesaid problems and to accomplish the aforesaid purpose, the Authority shall be vested with such powers as are necessary to accomplish same by acquisition, clearance and disposition subject to use restrictions of property, both real and personal, since the prevailing condition of decay may make impractical the reclamation of the area by conservation or rehabilitation; some areas or portions thereof may be susceptible to conservation or rehabilitation in such a manner that the conditions and evils hereinabove enumerated may be eliminated or remedied or prevented and to the extent feasible, savable areas should be conserved and rehabilitated through voluntary private action and regulatory processes; and the Authority may do any and all things deemed by such Authority necessary, convenient or desirable for and incident to the efficient proper development and operation thereof.

3. Membership. The Authority shall consist of seven (7) members, one of whom shall be the Mayor of the City of College Park, Georgia, or his designated member from the City Council of the City of College Park.

(a) Qualifications. All persons who have resided within the limits of the City of College Park for at least six months shall be eligible for nomination to membership on the Authority.

(b) Composition and Appointments. The remaining six positions for membership in the Authority shall be comprised as follows: The six positions shall be filled by resolution of the Mayor and Council of College Park. The Mayor of the City of College Park or his designee shall serve during the term of office for which he was elected. The Chairman of the Authority shall be selected by a majority of its members at the first annual meeting of each calendar year. The members of the Authority shall serve four (4) year staggered terms as follows: For the initial membership of the Authority, of the six (6) positions filled by resolution of the Mayor and Council of College Park one position shall be filled for a one-year term, two positions shall be filled for two-year terms, two positions shall be filled for three-year terms and one position for a four-year term. Thereafter, upon completion of a term for appointment, each successor shall be appointed for a four-year term and until their successors have been selected and appointed. Any member of the Authority may

be selected and appointed to succeed himself. All appointments shall be for a term commencing on January 1 and ending December 31. The members of the Authority shall enter upon their duties immediately after such appointment. The Authority shall elect one of its members to serve as Vice Chairman who shall be elected for a term of one year or until his successor is selected and qualified and annually thereafter the Authority shall select one of its members in the same manner for a one-year term. The Authority shall also select a Secretary-Treasurer which Secretary-Treasurer need not necessarily be a member of the Authority and, if not a member, he or she shall have no voting rights and said Secretary-Treasurer shall be elected to serve at the pleasure of the Authority. No member of the Authority shall hold more than one office except that of Secretary-Treasurer. Four members of the Authority shall constitute a quorum. A majority of the members shall be empowered to exercise the rights and perform all the duties of the Authority and no vacancies on the Authority shall impair the right of the quorum to act. In the event of a vacancy on the Authority through death, resignation or otherwise, the same shall be filled for the unexpired term of the member ceasing to be a member of such Authority for any reason in the same manner that such member originally became a member of the Authority. The Authority shall make rules and regulations for its own government. It shall have perpetual existence. In the event the number of members of the Authority or the qualifications of the membership or the manner in which the members of the Authority shall be selected shall ever be the subject of change, the same may be accomplished by an Act of the General Assembly, except that the General Assembly may not alter the term of office of any duly appointed member then serving.

4. Definitions. As used herein the following words and terms shall have the following meanings:

(a) The word 'Authority' shall mean the College Park Business and Industrial Development Authority herein created.

(b) The word 'Project' shall be deemed to mean and include the acquisition, construction, leasing or equipping of new industrial, commercial, business, trade or public facilities or the improvement, modification, acquisition, expansion, moderni-

zation, leasing, equipping, or remodeling of existing industrial, commercial, business, trade, or public facilities located or to be located within the City of College Park, including, but not limited to one or more buildings or structures to be used in the production, manufacturing, processing, assembling, storing or handling of any agricultural, manufactured, mining or industrial product, or any combination of the foregoing; one or more buildings or structures or property useful or necessary in the transportation of persons or property; one or more buildings or structures or property to be used, maintained and operated as a multi-use coliseum and civic center type facilities to be used for athletic contests, games, meetings, trade fairs, expositions, political conventions, agricultural events, theatrical and musical performances and all other public entertainments permitted by law, and the usual facilities related thereto, including, without limitation, refreshment stands and restaurants; one or more buildings or structures or property useful or necessary in the accommodations of people, including but without limitation, any hotel, motel, motor inn, lodging house, lodge or any combination thereof; and parking facilities or parking areas in connection with any of the above or combination thereof, including but not limited to related buildings and the usual and convenient facilities appertaining to such undertakings, and extensions and improvements of such facilities.

(c) The term 'cost of project' shall include: all costs of construction, purchase or other form of acquisition; all costs of real or personal property required for the purposes of such project and of all facilities related thereto, including land and any rights or undivided interest therein, easements, franchises, water rights, fees, permits, approvals, licenses and certificates and the securing of such franchises, permits, approvals, licenses and certificates and the preparation of applications therefor; all machinery, equipment, initial fuel and other supplies required for such project; financing charges, interest prior to and during construction and during such additional period as the Authority may reasonably determine to be necessary for the placing of such project in operation; costs of engineering architectural and legal services; fees paid to fiscal agents for financial and other advise or supervision; cost of plans and specifications and all expenses necessary or incidental to the construction, purchase or acquisition of the completed project or to determining the feasibility or

practicability of the project; administrative expenses and such other expenses as may be necessary or incidental to the financing herein authorized. There may also be included, as part of such cost of project, the repayment of any loans made for the advance payment of any part of such cost, including the interest thereon at rates to be determined by the Authority, which loans are hereby authorized if made payable solely from the proceeds of such Authority's bonds or notes or revenues to be received in connection with the leasing sale or financing of the project. The cost of any project may also include a fund or funds for the creation of a debt service reserve, a renewal and replacement reserve, and such other reserves as may be reasonably required by the Authority with respect to the financing and operation of its projects and as may be authorized by any bond resolution or trust agreement or indenture pursuant to the provisions of which the issuance of any such bonds may be authorized. Any obligation or expense incurred for any of the foregoing purposes shall be regarded as a part of the cost of the project and may be paid or reimbursed as such out of the proceeds of revenue bonds or notes issued.

(d) The terms 'revenue bonds' and 'bonds' shall mean any bonds of the Authority which are hereunder authorized to be issued, including refunding bonds, as though such revenue bonds had originally been authorized to be issued under the provisions of the Revenue Bond Law (Ga. Laws 1957, p. 36, et seq., as amended) amending the law formerly known as the Revenue Certificate Law of 1937 (Ga. Laws 1937, p. 761, et seq., as amended) and in addition shall also mean any obligations of the Authority, the issuance of which are hereinafter specifically provided for.

(e) Any project or combination of projects shall be deemed 'self-liquidating' if, in the judgment of the Authority the revenues and earnings to be derived by the Authority therefrom, including, but not limited to, any revenues derived from the City of College Park or other political subdivision under any contracts with the Authority, will be sufficient to pay the cost of operating, repairing and maintaining the project to pay the principal and interest on the revenue bonds which may be issued to finance, in whole or in part, the cost of such project, projects, or combination of projects.

5. Powers. The Authority shall have the powers:
- (a) To adopt and alter a corporate seal;
 - (b) To acquire by purchase, lease or otherwise, and to hold, lease and dispose of real and personal property of every kind and character for its corporate purposes;
 - (c) To acquire in its own name by purchase, on such terms and conditions and in such manner as it may deem proper, or by condemnation upon the approval of the Mayor and Council of the City of College Park and in accordance with the provisions of any and all laws applicable to the condemnation of property for public use, real property, or rights or easements therein, or franchises necessary or convenient for its corporate purposes, and to use the same so long as its corporate existence shall continue and to lease or make contracts with respect to the use of or dispose of the same in any manner it deems to the best advantage of the Authority, the Authority being under no obligation to accept and pay for any property condemned under the provisions hereof, except from the funds provided under the authority hereof, and in any proceedings to condemn, such orders may be made by the court having jurisdiction of the suit, action or proceedings as may be just to the Authority and to the owners of the property to be condemned; and no property shall be acquired under the provisions hereof upon which any lien or other encumbrance exists, unless at the time such property is so acquired a sufficient sum of money be deposited in trust to pay and redeem the fair value of such lien or encumbrance;
 - (d) To appoint, select and employ officers, agents and employees, including engineering, architectural and construction experts, fiscal agents and attorneys, and fix their respective compensations;
 - (e) To make contracts and leases and to execute all instruments necessary or convenient, including contracts for construction of projects and leases of projects or contracts with respect to the use of projects which it causes to be erected or acquired, and to contract with the City of College Park and with the State of Georgia and any departments, institutions, agencies, counties, municipalities or political subdivisions of the State of Georgia,

public corporations and with others upon such terms and for such purposes as may be deemed advisable for a term not exceeding fifty years; and the City of College Park is hereby authorized to enter into contracts and related agreements for the use by the City of College Park or the residents hereof of any project, structure, building or facility or a combination of two or more projects, structures, buildings or facilities of the Authority for a term not exceeding fifty years; and said City shall be and the same is hereby specifically authorized to levy taxes, without limitation as to rate or amount, and to expend tax monies of the City and any other available funds and to obligate said City to make payment thereof to the Authority upon such terms as may be provided in any contract entered into by and between the Authority and the City of College Park, in order to enable the Authority to pay the principal of and interest on any of its bonds as same mature and to create and maintain a reserve for that purpose and also to enable the Authority to pay the cost of maintaining, repairing and operating the property or facilities so furnished by said Authority;

(f) To acquire, construct, own, repair, add to, extend, improve, equip, operate, maintain and manage projects, as hereinabove defined, the cost of any such project to be paid, in whole or in part, from the proceeds of revenue bonds of the Authority or from such proceeds and any grant or contribution from the United States of America or any agency or instrumentality thereof or from the State of Georgia or any agency or instrumentality thereof;

(g) To accept loans and/or grants of money or materials or property of any kind from the United States of America or any agency or instrumentality thereof, upon such terms and conditions as the United States of America or such agency or instrumentality may require;

(h) To accept loans and/or grants of money or materials or property of any kind from the State of Georgia or any agency or instrumentality or political subdivision thereof, upon such terms and conditions as the State of Georgia or such agency or instrumentality or political subdivision may require;

(i) To borrow money for any of its corporate purposes and to issue negotiable revenue bonds payable solely from funds pledged for that purpose, and to provide for the payment of the same and for the rights of the holders thereof;

(j) To exercise any power usually possessed by private corporations performing similar functions, which is not in conflict with the Constitution and laws of this State; and

(k) To do all things necessary or convenient to carry out the powers expressly given hereunder.

6. Revenue Bonds. The Authority, or any authority or body which has or which may in the future succeed to the powers, duties and liabilities vested in the Authority created hereby, shall have power and is hereby authorized to provide by resolution for the issuance of negotiable revenue bonds, subject to the approval by the Mayor and Council of the City of College Park, for the purpose of paying all or any part of the cost as herein defined of any one or more projects. The principal of and interest on such revenue bonds shall be payable solely from the special funds herein provided for such payment. The bonds of each issue shall be dated, shall bear interest at such rate or rates per annum, payable at such time or times, shall mature at such time or times not exceeding 40 years from their date or dates, shall be payable in such medium of payment as to both principal and interest as may be made redeemable before maturity, at the option of the Authority, at such price or prices and under such terms and conditions as may be fixed by the Authority in the resolution providing for the issuance of the bonds.

7. Same; Form; Denomination; Registration; Place of Payment. The Authority shall determine the form of the bonds, including any interest coupons to be attached thereto, and shall fix the denomination or denominations of the bonds and the place or places of payment of the principal thereof and the interest thereon, which may be at any bank or trust company within or without the State. The bonds may be issued in coupon or registered forms, or both, as the Authority may determine, and provision may be made for the registration of any coupon bond as to principal alone and also as to both principal and interest.

8. Same; Signature; Seal. In case any officer whose signature shall appear on any bonds or whose facsimile signature shall appear on any coupon shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until such delivery. All such bonds shall be signed by the Chairman of the Authority and the official seal of the Authority shall be affixed thereto and attested by the Secretary-Treasurer of the Authority. Either of such signatures on any coupons may be by facsimile signature of the Chairman and Secretary-Treasurer of the Authority in accordance with the provision of applicable law. Any bond may be signed, sealed and attested on behalf of the Authority by such persons as the actual time of the execution of such bonds shall be duly authorized or hold the proper office, although at the date of such bonds such persons may not have been so authorized or shall not have held such office.
9. Same; Negotiability. All revenue bonds issued under the provisions of this Act shall have and are hereby declared to be negotiable under the Laws of this State subject to provisions for registration.
10. Same; Sale; Proceeds of Bonds. The Authority may sell such bonds in such manner and for such price as it may determine to be for the best interest of the Authority and the proceeds derived from the sale of such bonds shall be used solely for the purpose provided in the proceedings authorizing the issuance of such bonds.
11. Same; Interim Receipts and Certificates or Temporary Bonds. Prior to the preparation of definitive bonds, the Authority may, under like restrictions, issue interim receipts, interim certificates or temporary bonds, with or without coupons exchangeable for definitive bonds upon the issuance of the latter.
12. Same; Replacement of Lost or Mutilated Bonds. The Authority may also provide for the replacement of any bonds or coupons which shall become mutilated or be destroyed or lost.
13. Same; Conditions Precedent to Issuance. Such revenue bonds may be issued without any other proceedings or the happening of any other conditions or things other than those proceedings, conditions and things which are specified or required hereunder.

Any resolution, providing for the issuance of revenue bonds under the provisions hereof shall become effective immediately upon its passage and need not be published or posted, and any such resolution may be passed at any regular or special or adjourned meeting of the Authority.

14. Same; Credit not Pledged and Debt not Created. Revenue bonds issued by the Authority hereunder shall not be deemed to constitute a debt of the City of College Park, nor of the State of Georgia or any municipality, county, authority, instrumentality or political subdivision of the State of Georgia, which may contract with such Authority.

15. Same; Trust Indentures as Security. In the discretion of the Authority, any issue of such revenue bonds may be secured by a trust indenture by and between the Authority and a corporate trustee, which may be any trust company or bank having the powers of a trust company within or without the State. Such trust indenture may pledge or assign fees, tolls, revenues and earnings to be received by the Authority. Either the resolution providing for the issuance of revenue bonds or such trust indenture may contain such provisions for protecting and enforcing the rights and remedies of the bondholders as may be reasonable and proper and not in violation of law, including covenants setting forth the duties of the Authority in relation to the acquisition of property, the construction of the project, the maintenance, operation, repair and insuring of the project, and the custody, safeguarding and application of all monies; and may also provide that any project shall be constructed and paid for under the supervision and approval of consulting engineers or architects employed or designated by the Authority, and satisfactory to the original purchasers of the bonds; and may also require that the security given by contractors and by any depository of the proceeds of the bonds or revenues or other monies be satisfactory to such purchasers, and may also contain provisions concerning the conditions, if any, upon which additional revenue bonds may be issued. It shall be lawful for any bank or trust company incorporated under the laws of this State or any other State or the United States to act as such depository and to furnish such indemnifying bonds or pledge such securities as may be required by the Authority. Such indenture may set forth the rights and remedies of the bondholders and of the trustee, and may restrict the individual right of action of bondholders as is customary in trust indentures securing

bonds and debentures of corporations. In addition to the foregoing, such trust indenture may contain such other provisions as the Authority may deem reasonable and proper for the security of the bondholders. All expenses incurred in carrying out such trust indenture may be treated as a part of the cost of maintenance, operation and repair of the project affected by such indenture.

16. To Whom Proceeds Shall be Paid. The Authority shall, in the resolution providing for the issuance of revenue bonds or in the trust indenture, provide for the payment of the proceeds of the sale of bonds to any officer or person who, or any agency, bank or trust company which, shall act as trustee of such funds and shall hold and apply the same to the purposes hereof, subject to such regulations as such resolutions or trust indentures may provide.

17. Sinking Fund. The revenues, fees, tolls and earnings derived from any particular project or projects, regardless of whether or not such fees, earnings, and revenues were produced by a particular project for which bonds have been issued, unless otherwise pledged and allocated, may be pledged and allocated by the Authority to the payment of the principal of and interest on revenue bonds of the Authority, as the resolution authorizing the issuance of the bonds or in the trust instrument may provide, and such funds, so pledged from whatever source received, which said pledge may include funds received from one or more or all sources, shall be set aside at regular intervals as may be provided in the resolution or trust indenture, into a sinking fund, which said sinking fund shall be pledged to and charged with the payment of (1) the interest upon such revenue bonds as such interest shall fall due, (2) the principal of the bonds as the same shall fall due, (3) the necessary charges of paying agents for paying principal and interest and other investment charges, and (4) any premium upon bonds retired by call or purchase as hereinabove provided. The use and disposition of such sinking fund shall be subject to such regulations as may be provided in the resolution authorizing the issuance of the revenue bonds or in the trust indenture, but, except as may otherwise be provided in such resolution or trust indenture, such sinking fund shall be maintained as a trust account for the benefit of all revenue bonds without distinction or priority of one over another. Subject to the provisions of the resolution authorizing the issuance of the bonds, or in the trust indenture, any surplus monies in the sinking fund may be applied to the purchase or redemption of bonds and any such bonds

so purchased or redeemed shall forthwith be cancelled and shall not again be issued.

18. Remedies of Bondholders. Any holder of revenue bonds issued under the provisions of this Act or any of the coupons appertaining thereto, and the trustee under the trust indenture, if any, except to the extent the rights herein given may be restricted by resolution passed before the issuance of the bonds or by the trust indenture, may, either at law or in equity, by suit, action, mandamus, or other proceedings, protect and enforce any and all rights under the laws of the State of Georgia or granted hereunder or under such resolution or trust indenture, and may enforce and compel performance of all duties required by this Act or by such resolution or trust indenture, to be performed by the Authority, or any officer thereof, including the fixing, charging, and collecting of revenues, fees, tolls, and other charges for the use of the facilities and services furnished.

19. Funding and Refunding Bonds. The Authority is hereby authorized to provide by resolution, subject to the approval of the Mayor and Council of the City of College Park, for the issuance of bonds of the Authority for the purpose of funding or refunding any revenue bonds issued under the provisions of this Act and then outstanding, together with accrued interest thereon and premium, if any. The issuance of such funding or refunding bonds, the maturities and all other details thereof, the rights of the holders thereof, and the duties of the Authority in respect to the same, shall be governed by the foregoing provisions of this Act insofar as the same may be applicable.

20. Venue and Jurisdiction. Any action to protect or enforce any rights under the provisions of this Act or any suit or action against such Authority shall be brought in the Superior Court of Fulton County, Georgia, and any action pertaining to the validation of any bonds issued under the provisions of this Act shall likewise be brought in said court which shall have exclusive, original jurisdiction of such actions.

21. Validation. Bonds of the Authority shall be confirmed and validated in accordance with the procedure of the Revenue Bond Law, as amended, or as some may be hereafter amended. The petition or validation shall also make a party defendant to such action

any municipality, county, authority, political subdivision or instrumentality of the State of Georgia which has contracted with the Authority for the services and facilities of the project for which bonds are to be issued and sought to be validated and any such municipality, county, authority, political subdivisions or instrumentality shall be required to show cause, if any exist, why such contract or contracts and the terms and conditions thereof should not be inquired into by the court and the contract or contracts adjudicated as a part of the basis of the security for the payment of any such bonds of the Authority. The bonds, then validated, and the judgment of validation shall be final and conclusive with respect to such bonds and the security for the payment thereof and interest thereon and against the Authority issuing the same, and any municipality, county, authority, political subdivision or instrumentality, if a party to the validation proceedings, contracting with the said Authority.

22. Interest of Bondholders Protected. While any of the bonds issued by the Authority remain outstanding, the powers, duties or existence of said Authority or of its officers, employees or agents shall not be diminished or impaired in any manner that will affect adversely the interests and rights of the holders of such bonds.

23. Monies Received Considered Trust Funds. All monies received pursuant to the authority of this Act, whether as proceeds from the sale of revenue bonds, as grants or other contributions, or as revenues, income, fees and earnings, shall be deemed to be trust funds to be held and applied solely as provided in this Act.

24. Rates, Charges and Revenues; Use. The Authority is hereby authorized to prescribe and fix rents and rates and to revise same from time to time and to collect payments, fees, tolls and charges on each project or for the services, facilities and commodities furnished; and in anticipation of the collection of the revenues of such undertakings or projects, to issue revenue bonds as herein provided to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment or extension of its undertakings or projects; and to pledge to the punctual payment of said bonds, and interest thereon, all or any part of the revenues of such undertakings or projects, including the revenues of improvements, betterments or extensions thereto thereafter made.

25. Rules and Regulations for Operation of Projects. It shall be the duty of the Authority to prescribe rules and regulations for the operation of the project or projects constructed under the provisions hereof, including the basis on which services and facilities, or both, shall be furnished.

26. Governmental Function. It is hereby declared that the Authority is created for a public purpose and will be performing an essential governmental function in the exercise of the powers conferred upon it hereunder in the development and promotion of civic and cultural growth, public welfare, trade, commerce, education, amusement, recreation or to alleviate traffic congestion in the City of College Park and thereby better protect the lives and property of its residents and others using its streets.

27. Immunity From Tort Actions. The Authority shall have the same immunity and exemption from liability for torts and negligence as the State of Georgia and the officers, agents and employees of the Authority, when in the performance of the work of the Authority, shall have the same immunity and exemption from liability for torts and negligence as the officers, agents and employees of the State of Georgia. The Authority may be sued in the same manner as private corporations may be sued on any contractual obligations to the Authority.

28. Property Subject to Levy and Sale. The property of the Authority shall not be subject to levy and sale under legal process except such property, revenue, income or funds as may be pledged, assigned, mortgaged or conveyed to secure an obligation of the Authority, and any such property, revenue, funds or income may be sold under legal process or under any power granted by the Authority to enforce payment of the obligation.

29. Construction. This amendment and all provisions, rights, powers and authority granted hereunder shall be effective, notwithstanding any other provision of the Constitution to the contrary, and this amendment and any law enacted with reference to the Authority shall be liberally construed for the accomplishment of its purposes.

30. Special Tax Districts. The City of College Park shall be empowered and authorized to create special tax districts within the

City of College Park upon the areas of any projects for redevelopment or development that said Authority may determine, and to levy and collect taxes within said districts based on values of real property fixed by the tax digest of the City of College Park to meet, pay for and retire any and all financial obligations of the Authority, its bonds and/or revenue certificates, and may pledge said revenue, and to levy and collect taxes within said districts for the retirement of said financial obligations. No such special taxes shall be levied by the City of College Park for any purpose against property used exclusively for residential purposes within any such tax district.

31. **Effective Date.** This amendment shall be effective immediately upon proclamation of its ratification by the Governor.

32. **General Assembly.** This amendment is self-enacting and does not require any enabling legislation for it to become effective. However, the General Assembly may, by law, further define and prescribe the powers and duties of the Authority and the exercise thereof and may enlarge and restrict the same and may, likewise, further regulate the management and conduct of the Authority not inconsistent with any other provisions of this Constitution. The Authority shall be an instrumentality of the State of Georgia, and the scope of its operation shall be limited to the territory embraced within the corporate limits of the City of College Park, Georgia, as the same now or may hereafter exist."

Section 2. The above proposed amendment to the Constitution shall be published and submitted as provided in Article XII, Section I, Paragraph I of the Constitution of Georgia of 1976, as amended.

The ballot submitting the above proposed amendment shall have written or printed thereon the following:

- YES Shall the Constitution be amended so as to create the College Park Business and Industrial Development Authority and to provide for the powers, authority and duties of such Authority, and to authorize the Authority to issue revenue bonds, and to authorize the Authority to contract with the State of Georgia or any of its
- NO

departments or instrumentalities, public corporations and others and to authorize the City of College Park to contract with the Authority and to authorize the City of College Park to make payments to the Authority upon such terms as may be provided in any contract entered into between the Authority and the City of College Park and to authorize the City of College Park to create special business and industrial tax districts?"

All persons desiring to vote in favor of ratifying the proposed amendment shall vote "Yes". All persons desiring to vote against ratifying the proposed amendment shall vote "No".

If such amendment shall be ratified as provided in said Paragraph of the Constitution, it shall become a part of the Constitution of this state.

2

BYLAWS OF THE COLLEGE PARK
BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY
AS ADOPTED APRIL 14, 2005 AND AMENDED SEPTEMBER 8, 2005

ARTICLE I - THE AUTHORITY

Section 1 - Name of Authority. The name of the Authority shall be "The College Park Business And Industrial Development Authority."

Section 2 - Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

Section 3 - Office of Authority. The principal office of Authority shall be located at 3667 Main Street, College Park, Georgia 30337, but a majority of the members of the Board of the Authority shall have the right to establish and maintain offices and hold meetings at such other places as they, from time to time, may designate, including but not limited to the Georgia International Convention Center in College Park, Georgia.

Section 4 - Official Acts of the Authority. Except as otherwise provided in these Bylaws, all debts, conveyances, liens, trusts, bonds, duties, or other evidence of debt, contracts and obligations, shall be executed in the name of the Authority and signed by the Chairperson, or in his or her absence or unavailability, the Vice-Chairperson, and attested by the Secretary, or in his or her absence or unavailability, the Assistant Secretary, and the Seal of the Authority shall be affixed thereto.

Section 5 - Authority Membership. The Authority shall consist of seven (7) members, one of whom shall be the Mayor of the City of College Park, Georgia, or his or her designated member from the City Council of the City of College Park. The Mayor of

the City of College Park or his or her designee shall serve during the term of office for which he or she was elected. The remaining six members of the Authority shall be filled by resolution of the Mayor and Council of the City of College Park, and shall serve staggered four year terms as follows. Upon completion of a term of a member, each successor shall be appointed for a four year term and until his or her successor has been selected and appointed. All persons who have resided within the limits of the City of College Park for at least six months shall be eligible for nomination to membership on the Authority. The members of the Authority shall enter upon their duties immediately upon their respective appointments. Any member of the Authority may be selected and appointed to succeed himself or herself.

Section 6 – Quorum – Acts of the Authority. Four members of the Authority shall constitute a quorum for transacting all business of the Authority. A majority of the members shall be empowered to exercise all rights, transact all business, and perform all duties of the Authority, but a smaller number may adjourn from time to time until a quorum is obtained, and no vacancies on the Authority shall impair the right of the quorum to act. In the event of a vacancy on the Authority through death, resignation, or otherwise, the same shall be filled for the unexpired term of the member ceasing to be a member of the Authority in the same manner that such member originally became a member of the Authority.

ARTICLE II - OFFICERS

Section 1 - Officers of Authority. The officers of the Authority shall be a Chairperson, a Vice-Chairperson, a Secretary, and an Assistant Secretary. The Chairperson, Vice-Chairperson, and Secretary shall be members of the Board of the

Authority, and the Assistant Secretary may be an officer or employee of the City of College Park appointed by the Board of the Authority to serve as Assistant Secretary. Each of the foregoing officers of the Authority shall be elected by a majority of the members of the Authority at the first annual meeting of each calendar year, or as soon thereafter as such election shall be accomplished, and each officer shall be elected for a term of one year, commencing on January 1 and ending on December 31, and shall continue to serve until his or her successor is duly qualified and elected. Any officer may succeed himself or herself if duly elected as provided for herein.

Section 2 - Chairperson. The Chairperson shall preside at all meetings of the Board of the Authority. The Chairperson shall sign all contracts, deeds and other instruments made by the Authority, except as otherwise provided in these Bylaws. At each meeting, the Chairperson shall submit such recommendations and information as he or she may consider proper concerning the business affairs and policies of the Authority.

Section 3 - Vice-Chairperson. The Vice-Chairperson shall perform the duties of the Chairperson in the absence or unavailability of the Chairperson, including the signing of all contracts, deeds and other instruments made by the Authority, and in the case of a death or resignation of the Chairperson, the Vice-Chairperson shall perform such duties as are imposed on the Chairperson until such time as the members of the Board of the Authority shall select a new Chairperson.

Section 4 - The Director of Finance. The Director of the Department of Finance for the City of College Park shall have the care and custody of all funds of the Authority and shall deposit the same in such bank or banks as the Authority or the City may designate. The City Director of Finance shall sign all orders and checks for the payment

of money and shall pay out and disburse such moneys under the direction of the members of the Board of the Authority and the direction of the Mayor and City Council for the City of College Park. The City Director of Finance shall keep regular books of accounts showing receipts and expenditures and shall render to the members of the Board of the Authority and the Mayor and City Council for the City of College Park, at least quarterly, an account of Authority transactions, and also of the financial condition of the Authority. The City Director of Finance shall give such bond for the faithful performance of his or her duties as the Authority or the Mayor and City Council for the City of College Park may require.

Section 5 - Secretary. The Secretary shall act as Secretary of the meetings of the Board of the Authority and record all votes, and shall keep a record of the proceedings of the Board of the Authority in a journal of proceedings to be kept for such purposes and shall perform all duties incident to his or her office. He or she shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

Section 6 - Assistant Secretary. The members of the Board of the Authority are hereby authorized to appoint an employee of the City of College Park or other qualified person to record and/or take the official minutes of the meetings and proceedings of the Authority, as Assistant Secretary. The Assistant Secretary shall record and prepare the minutes of each meeting in the manner prescribed by the Authority and shall submit such to the Board for review, amendment, and approval. The Assistant Secretary shall be authorized to act in the absence or unavailability of the Secretary to certify or to attest to any act or action of the Authority, to any contract or other instrument of the Authority,

and to certify or to attest to the authenticity of the signature of any officer of the Authority, and to affix the seal of the Authority. The Assistant Secretary shall be appointed by the Board of the Authority.

Section 7 - Vacancies. Should any of the foregoing offices become vacant, the members of the Board of the Authority shall elect a successor as aforesaid at the next regular meeting, or as soon thereafter as practicable, and such election shall be for the unexpired term of said office. Should the office of the Assistant Secretary become vacant, the Authority shall also appoint a successor as aforesaid.

Section 8 - Additional Officers, Agents and Employees. A majority of the members of the Board of the Authority may, from time to time, appoint, select and employ such officers, agents and employees as they deem necessary to exercise the Authority's powers, duties and functions as prescribed by the laws of the State of Georgia, including but not limited to the Amendment to the Constitution of the State of Georgia found at 1980 Ga. Laws 2071 *et seq.*, including engineering, architectural and construction experts, fiscal agents, and attorneys, and may fix their respective compensations, all as provided for in 1980 Ga. Laws 2017 *et seq.* The Authority may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

ARTICLE III - MEETINGS

Section 1 - Regular Meetings. Regular meetings may be held at such places and at such times as may, from time to time, be determined by resolution of the Authority, and all such meetings shall be subject to the Georgia Open Meetings laws.

Section 2 - Special Meetings. The Chairperson of the Authority may, when he or she deems it expedient, or upon the written request of at least three (3) members of the Board of the Authority, shall, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Board of the Authority or may be mailed to the business or home address of each member of the Board of the Authority, so that such call is received by each member at least three days prior to the date of the special meeting. Any member may waive this delivery requirement in writing, before, at, or after such special meeting. Any such special meeting shall be subject to the Georgia Open Meetings Law, as the same may be amended, from time to time.

Section 3 - Minutes of Meetings. The Assistant Secretary shall record and prepare the minutes of each meeting in the manner prescribed by the Authority and shall submit the same to the Board for review and approval. All written reports and resolutions, and all contracts, deeds, and other documents presented to the Authority for its review or approval shall be made a part of the official minutes, and copies thereof, including signed copies when applicable, shall be kept in a notebook or binder as a part of the official minutes, in the same location and in the same manner as the official minutes are kept, shall be available for review and copying by any member of the Authority, and shall be subject to the Georgia Open Records Law, as amended from time to time.

Section 4 - Order of Business. At regular meetings of the Authority, the following shall normally be the order of business, unless otherwise decided by a majority of the members of the Board:

1. Call to Order

2. Additions, Deletions, Amendments, or Changes to the Agenda
3. Approval of minutes
4. Announcements
5. Reports and Updates
6. Old Business
7. New Business
8. Other Business
9. Reports of Authority members
10. Adjournment

Actions taken shall be in the form of motion or resolution. All resolutions shall be in writing and shall be kept with the minutes of the proceedings of the Authority.

Section 5 - Manner of Voting. The voting on all questions coming before the Authority may be taken by a show of hands or may be by roll call, and the “yeas” and “nays” of all those present and voting shall be entered upon the minutes of such meetings.

ARTICLE IV

There shall be no expenditure of any funds of the Authority in excess of \$2,500.00 unless approved by a majority of the members of the Authority. The City Manager for the City of College Park may authorize the expenditure of funds of the Authority up to and including \$2,500.00 in any single, independent transaction.

ARTICLE V - AMENDMENTS

The Bylaws of the Authority shall be amended only with the approval of at least four (4) members of the Board of the Authority at a duly convened regular or special meeting, but no such amendment shall be adopted unless at least seven days written

notice shall be given to all members of the Board of the Authority. This notice may be waived by the affirmative action of all members of the Board of the Authority upon any proposed amendment.

CERTIFICATION OF BYLAWS

The within and foregoing pages, numbered one through eight, constitute a true and correct copy of the Bylaws of the College Park Business and Industrial Development Authority as duly adopted at the regular meeting of the Authority held on April 14, 2005, and amended at the regular meeting of the Authority held on September 8, 2005. The original Bylaws, as amended, are on file in the Authority office, College Park City Hall, 3667 Main Street, College Park, Georgia 30337.

Jeffrey K. Green, Chairperson
College Park Business and Industrial
Development Authority

Jane Randolph, Secretary
College Park Business and Industrial
Development Authority

[Seal]

3

GEORGIA OPEN MEETINGS LAW

A SUMMARY FOR MEMBERS OF THE COLLEGE PARK BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY

(PRIVILEGED ATTORNEY – CLIENT COMMUNICATION)

(Note: The law used for this summary is effective January 1, 2006. The Georgia General Assembly amends these “sunshine” laws often).

1. What is a “meeting”?

A “gathering of a quorum” (for BIDA, four members) “pursuant to schedule, call, or notice ... at a designated time and place at which any ... [business] ... is to be discussed or presented” OR “official action is to be taken.”

Also includes a “gathering of a quorum” of “any committee” created by the BIDA Board for such purposes.

2. What are the “public access” requirements for a “meeting”?

Must be “open to the public”, i.e., “the public shall be afforded access” to such “meetings” and “visual, sound, and visual and sound recording during open meetings [must] be permitted.”

3. What are the “notice” requirements for a “meeting”?

BIDA “shall prescribe the time, place, and dates of regular meetings” and “such information [must] be available to the general public.” Also, “notice containing such information shall be posted ... in a conspicuous place available to the general public at the regular meeting place of [BIDA]” (i.e., the GICC and City Hall).

If BIDA calls a “special meeting”, same requirements apply; but “notice” must be “posted ... at least 24 hours” prior to such special meetings, and also given to the “legal organ” for Fulton County, i.e., the Fulton County Daily Report.

4. What are the “agenda” requirements for a “meeting”?

The “agenda” for the meeting must be made “available” to the public and also “posted at the meeting site” (GICC and City Hall). The agenda should include “all matters expected to come before” the body; however, the “failure to include on the agenda an item which becomes necessary to address during the course of a meeting shall not preclude considering and acting upon such item.”

5. What are the requirements after a “meeting”?

A “summary of the subjects acted on and those members present” must be “written and made available to the public for inspection within two business days of the adjournment.”

Also, the “minutes” must be “promptly recorded” and “open to public inspection once approved as official” (but no “later than immediately following the next regular meeting”). The minutes must include “names of members present”, a “description of each motion or other proposal made” and “a record of all votes.”

6. What are the exceptions to open meetings?

Meeting can be closed “to consult and meet with legal counsel pertaining to pending or potential litigation ...”, but may not be closed “for advice ... on whether to close a meeting.”

Meeting can be closed to “discuss ... the future acquisition of real estate” but you must still comply with “notice” and “minutes” requirements, though the identity of the real estate to be acquired may be kept confidential until it is acquired, or the acquisition is “terminated [or] abandoned”, or a condemnation filed.

Meeting can be closed to “discuss” and “deliberate upon” personnel actions (e.g., hiring, firing, compensation etc.), but “not when receiving evidence or hearing argument on charges to determine disciplinary action or dismissal” of public officer or employee. However, any “vote” must “be taken in public.”

7. How do you “close” a meeting?

A “majority vote of a quorum” must be taken to close a meeting; the “specific reasons for such closure shall be entered upon the official minutes”; the “names of members voting for closure” must be recorded in the minutes, and “made available” to public.

8. What are the other requirements for closed meetings?

The “closed portion” of the meeting must be restricted to the confidential matter; if any non-confidential topic is raised, the meeting must be reopened to discuss that topic. Also, the officer presiding at that meeting must sign an affidavit, for filing with the minutes, stating that the “subject matter” in the closed session “was devoted to” the confidential topic, and “identifying the relevant exception.”

8. What are the penalties for a violation of the Georgia Open Meetings Law?

A criminal penalty for a “knowing” and “willful” violation: a misdemeanor, punishable by “a fine not to exceed \$500.00.”

A civil penalty for any violation is that “any ... official action” taken “shall not be binding” if challenged in court within 90 days.

or other tangible property in possession of covered agencies which is used or held exclusively or principally by personnel transferred under this Code section shall be transferred to the Office of State Administrative Hearings as of July 1, 1994.

(b) All such transfers shall be subject to the approval of the chief state administrative law judge and such personnel or property shall not be transferred if the chief state administrative law judge determines that the hearing officer, staff, equipment, or property should remain with the transferring agency.

(c) Funding for functions and positions transferred to the Office of State Administrative Hearings under this article shall be transferred as provided for in Code Section 45-12-90. The employees of the Office of State Administrative Hearings shall be in the classified service of the state merit system; provided, however, that the chief administrative law judge may place positions in the unclassified service as authorized in Article 1 of Chapter 20 of Title 45 and may also place an additional ten assistant administrative law judges in the unclassified service.

(d) The chief state administrative law judge shall assess agencies the cost of services rendered to them in the conduct of hearings.

(e)(1) Any full-time hearing officer of the State Personnel Board used exclusively or principally to conduct or preside over hearings for such board immediately prior to July 1, 1997, shall be administratively transferred to the Office of State Administrative Hearings if such employee qualifies under Code Section 50-13-40. Any person serving immediately prior to July 1, 1997, as an independent hearing officer under contract or written order of appointment shall be administratively transferred to the Office of State Administrative Hearings as of July 1, 1997, and shall continue as a special assistant administrative law judge. All full-time staff of the State Personnel Board who have exclusively or principally served as support staff for administrative hearings conducted by such hearing officers shall be administratively transferred to the Office of State Administrative Hearings as of July 1, 1997. All equipment or other tangible property in possession of the State Personnel Board which is used or held exclusively or principally by personnel transferred under this subsection shall be transferred to the Office of State Administrative Hearings as of July 1, 1997.

(2) Funding for functions and positions transferred to the Office of State Administrative Hearings under this subsection shall be transferred as provided for in Code Section 45-12-90.

50-14-1.

(a) As used in this chapter, the term:

(1) 'Agency' means:

(A) Every state department, agency, board, bureau, commission, public corporation, and authority;

(B) Every county, municipal corporation, school district, or other political subdivision of this state;

(C) Every department, agency, board, bureau, commission, authority, or similar body of each such county, municipal corporation, or other political subdivision of the state;

(D) Every city, county, regional, or other authority established pursuant to the laws of this state; and

(E) Any nonprofit organization to which there is a direct allocation of tax funds made by the governing authority of any agency as defined in this paragraph and which allocation constitutes more than 33 1/3 percent of the funds from all sources of such organization; provided, however, this subparagraph shall not include hospitals, nursing homes, dispensers of pharmaceutical products, or any other type organization, person, or firm furnishing medical or health services to a citizen for which they receive reimbursement from the state whether directly or indirectly; nor shall this term include a subagency or affiliate of such a nonprofit organization from or through which the allocation of tax funds is made.

(2) 'Meeting' means the gathering of a quorum of the members of the governing body of an agency or of any committee of its members created by such governing body, whether standing or special, pursuant to schedule, call, or notice of or from such governing body or committee or an authorized member, at a designated time and place at which any public matter, official business, or policy of the agency is to be discussed or presented or at which official action is to be taken or, in the case of a committee, recommendations on any public matter, official business, or policy to the governing body are to be formulated, presented, or discussed. The assembling together of a quorum of the members of a governing body or committee for the purpose of making inspections of physical facilities under the jurisdiction of such agency or for the purposes of meeting with the governing bodies, officers, agents, or employees of other agencies at places outside the geographical jurisdiction of an agency and at which no final official action is to be taken shall not be deemed a 'meeting.'

(b) Except as otherwise provided by law, all meetings as defined in subsection (a) of this Code section shall be open to the public. Any resolution, rule, regulation, ordinance, or other official action of an agency adopted, taken, or made at a meeting which is not open to the public as required by this chapter shall not be binding. Any action contesting a resolution, rule, regulation, ordinance, or other formal action of an agency based on an alleged violation of this provision must be commenced within 90 days of the date such contested action was taken, provided that any action under this chapter contesting a zoning decision of a local governing authority shall be commenced within the time allowed by law for appeal of such zoning decision.

(c) The public at all times shall be afforded access to meetings declared open to the public pursuant to subsection (b) of this Code section. Visual, sound, and visual and sound recording during open meetings shall be permitted.

(d) Every agency shall prescribe the time, place, and dates of regular meetings of the agency. Such information shall be available to the general public and a notice containing such information shall be posted and maintained in a conspicuous place available to the public at the regular meeting place of the agency. Meetings shall be held in accordance with a regular schedule, but nothing in this subsection shall preclude an agency from canceling or postponing any regularly scheduled meeting. Whenever any meeting required to be open to the public is to be held at a time or place other than at the time and place

prescribed for regular meetings, the agency shall give due notice thereof. 'Due notice' shall be the posting of a written notice for at least 24 hours at the place of regular meetings and giving of written or oral notice at least 24 hours in advance of the meeting to the legal organ in which notices of sheriff's sales are published in the county where regular meetings are held or at the option of the agency to a newspaper having a general circulation in said county at least equal to that of the legal organ; provided, however, that in counties where the legal organ is published less often than four times weekly 'due notice' shall be the posting of a written notice for at least 24 hours at the place of regular meetings and, upon written request from any local broadcast or print media outlet whose place of business and physical facilities are located in the county, notice by telephone or facsimile to that requesting media outlet at least 24 hours in advance of the called meeting. When special circumstances occur and are so declared by an agency, that agency may hold a meeting with less than 24 hours' notice upon giving such notice of the meeting and subjects expected to be considered at the meeting as is reasonable under the circumstances including notice to said county legal organ or a newspaper having a general circulation in the county at least equal to that of the legal organ, in which event the reason for holding the meeting within 24 hours and the nature of the notice shall be recorded in the minutes. Whenever notice is given to a legal organ or other newspaper, that publication shall immediately make the information available upon inquiry to any member of the public. Any oral notice required or permitted by this subsection may be given by telephone.

(e)(1) Prior to any meeting, the agency holding such meeting shall make available an agenda of all matters expected to come before the agency at such meeting. The agenda shall be available upon request and shall be posted at the meeting site, as far in advance of the meeting as reasonably possible, but shall not be required to be available more than two weeks prior to the meeting and shall be posted, at a minimum, at some time during the two-week period immediately prior to the meeting. Failure to include on the agenda an item which becomes necessary to address during the course of a meeting shall not preclude considering and acting upon such item.

(2) A summary of the subjects acted on and those members present at a meeting of any agency shall be written and made available to the public for inspection within two business days of the adjournment of a meeting of any agency. The minutes of a meeting of any agency shall be promptly recorded and such records shall be open to public inspection once approved as official by the agency, but in no case later than immediately following the next regular meeting of the agency; provided, however, nothing contained in this chapter shall prohibit the earlier release of minutes, whether approved by the agency or not. Said minutes shall, as a minimum, include the names of the members present at the meeting, a description of each motion or other proposal made, and a record of all votes. In the case of a roll-call vote the name of each person voting for or against a proposal shall be recorded and in all other cases it shall be presumed that the action taken was approved by each person in attendance unless the minutes reflect the name of the persons voting against the proposal or abstaining.

(f) An agency with state-wide jurisdiction shall be authorized to conduct meetings by telecommunications conference, provided that any such meeting is conducted in

compliance with this chapter.

50-14-2.

This chapter shall not be construed so as to repeal in any way:

- (1) The attorney-client privilege recognized by state law to the extent that a meeting otherwise required to be open to the public under this chapter may be closed in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved; provided, however, the meeting may not be closed for advice or consultation on whether to close a meeting; and
- (2) Those tax matters which are otherwise made confidential by state law.

50-14-3.

This chapter shall not apply to the following:

- (1) Staff meetings held for investigative purposes under duties or responsibilities imposed by law;
- (2) The deliberations and voting of the State Board of Pardons and Paroles; and in addition said board may close a meeting held for the purpose of receiving information or evidence for or against clemency or in revocation proceedings if it determines that the receipt of such information or evidence in open meeting would present a substantial risk of harm or injury to a witness;
- (3) Meetings of the Georgia Bureau of Investigation or any other law enforcement agency in the state, including grand jury meetings;
- (4) Meetings when any agency is discussing the future acquisition of real estate, except that such meetings shall be subject to the requirements of this chapter for the giving of the notice of such a meeting to the public and preparing the minutes of such a meeting; provided, however, the disclosure of such portions of the minutes as would identify real estate to be acquired may be delayed until such time as the acquisition of the real estate has been completed, terminated, or abandoned or court proceedings with respect thereto initiated;
- (5) Meetings of the governing authority of a public hospital or any committee thereof when discussing the granting, restriction, or revocation of staff privileges or the granting of abortions under state or federal law;
- (6) Meetings when discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee but not when receiving evidence or hearing argument on charges filed to determine disciplinary action or dismissal of a public officer or employee. The vote on any matter covered by this paragraph shall be taken in public and minutes of the meeting as provided in this chapter shall be made available. Meetings by an agency to discuss or take action on the filling of a vacancy in the membership of the agency itself shall at all times be open to the public as provided in this chapter;
- (7) Adoptions and proceedings related thereto;

(8) Meetings of the board of trustees or the investment committee of any public retirement system created by Title 47 when such board or committee is discussing matters pertaining to investment securities trading or investment portfolio positions and composition; and

(9) Meetings when discussing any records that are exempt from public inspection or disclosure pursuant to paragraph (15) of subsection (a) of Code Section 50-18-72 or when discussing any information a record of which would be exempt from public inspection or disclosure under said paragraph.

50-14-4.

(a) When any meeting of an agency is closed to the public pursuant to any provision of this chapter, the specific reasons for such closure shall be entered upon the official minutes, the meeting shall not be closed to the public except by a majority vote of a quorum present for the meeting, the minutes shall reflect the names of the members present and the names of those voting for closure, and that part of the minutes shall be made available to the public as any other minutes. Where a meeting of an agency is devoted in part to matters within the exceptions provided by law, any portion of the meeting not subject to any such exception, privilege, or confidentiality shall be open to the public, and the minutes of such portions not subject to any such exception shall be taken, recorded, and open to public inspection as provided in subsection (e) of Code Section 50-14-1.

(b) When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

50-14-5.

(a) The superior courts of this state shall have jurisdiction to enforce compliance with the provisions of this chapter, including the power to grant injunctions or other equitable relief. In addition to any action that may be brought by any person, firm, corporation, or other entity, the Attorney General shall have authority to bring enforcement actions, either civil or criminal, in his or her discretion as may be appropriate to enforce compliance with this chapter.

(b) In any action brought to enforce the provisions of this chapter in which the court determines that an agency acted without substantial justification in not complying with this chapter, the court shall, unless it finds that special circumstances exist, assess in favor of the complaining party reasonable attorney's fees and other litigation costs reasonably incurred. Whether the position of the complaining party was substantially justified shall be determined on the basis of the record as a whole which is made in the proceeding for which fees and other expenses are sought.

(c) Any agency or person who provides access to information in good faith reliance on the requirements of this chapter shall not be liable in any action on account of having provided

access to such information.

50-14-6.

Any person knowingly and willfully conducting or participating in a meeting in violation of this chapter shall be guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed \$500.00.

50-15-1.

As used in this chapter, the term:

(1) 'Political subdivision' means the state or any local subdivision of the state or public instrumentality or public corporate body created by or under authority of state law, including, but not limited to, municipalities, counties, school districts, special taxing districts, conservation districts, authorities, and any other state or local public instrumentality or corporation which has the right to bring and defend actions or to issue its bonds or other obligations as evidence of indebtedness under any provision of law and also means any corporate or other entity which leases a public improvement to such political subdivision; and the term also means the governing body of such political subdivision and its members and officers in their official capacity.

(2) 'Public lawsuit' means any action whereby the validity, reasonability, soundness, location, wisdom, feasibility, extent, or character of construction, improvement, financing, or leasing of any public improvement, project, or facility by any political subdivision, as owner or as lessee, is questioned directly or indirectly, including, but not limited to, actions for declaratory judgments or injunctions or interventions to declare invalid or to enjoin or to prevent such construction, improvement, financing, or leasing as lessor or as lessee and means any action to prevent or declare invalid or enjoin the creation, organization, or formation of any such political subdivision. This definition as used in this chapter shall not be construed to broaden any right of action as is validly limited by applicable law.

50-15-2.

At any time prior to the final determination of a public lawsuit in the trial court or on appeal, any political subdivision which is a party to the action may petition for an order of the court that the opposing party or parties or intervenors be dismissed unless such opposing party or parties or intervenors post a bond with surety to be approved by the court payable to the moving party for the payment of all damages and costs which may accrue by reason of such opposition or intervention in the event the moving party prevails. The moving party shall obtain from a judge of the court an order requiring the opposing party or parties or intervenors to appear at such time and place within 20 days from the filing of the petition as the judge may direct and to show cause, if any exists, why the prayers of the petition should not be granted. The petition and order shall be served in the manner provided by law for the service of orders and pleadings subsequent to the original complaint. If, at the hearing of the petition on the order to show cause, the court determines that it is in the public interest to do so, the court shall set the amount of bond to be filed by

4

GEORGIA OPEN RECORDS LAW

A SUMMARY FOR MEMBERS OF THE COLLEGE PARK BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY

(PRIVILEGED ATTORNEY – CLIENT COMMUNICATION)

(Note: The law used for this summary is effective as of January 1, 2006. The Georgia General Assembly amends these “sunshine” laws often).

1. What is a “public record”?”

“All documents, papers, letters, maps, books, tapes, photographs, computer based or generated information, or similar material prepared and maintained or received in the course of the operation of a public office or agency”; and also includes “such items received or maintained by a private person or entity on behalf of a public office or agency.”

2. What rights are granted regarding public records?

Public records must “be open for personal inspection by any citizen of [Georgia] at a reasonable time and place”; and copying of such records must be permitted under reasonable rules and regulations adopted by the public agency.

3. Are there limits on the duties of the public entities and officers related to records?

Yes; they are *not* “required to prepare reports, summaries, or compilations not in existence at the time of the request.”

4. What are the time constraints?

The person “in control of such public records shall have a reasonable amount of time to determine whether or not the [records] requested are subject to access” by the public “and to permit inspection and copying.” However, “in no event shall this time exceed three business days”; but “where responsive records exist but are not available within three business days of the request” a “written description of the records” and “a timetable for their inspection and copying” must be provided in three business days.

5. How is the copying and inspection accomplished while accommodating ongoing use of the records by the public official having custody of them?

A citizen may “inspect, take extracts or make copies from any public records while they are in the custody” of a public official, but “such work [must] be done under the supervision of the lawful custodian thereof, or his deputy, who shall have the right to

adopt and enforce reasonable rules governing the work” including reimbursement of the compensation being paid to the public official supervising such work.

6. What are the charges and fees for copying public records?

Unless the law provides for a specific fee (such as for certified records), “the agency may charge and collect a uniform copying fee not to exceed 25 cents per page”; and in addition, “a reasonable charge may be collected for search retrieval, and other direct administrative costs for complying with a request” under the Open Records Law.

7. What are the notice requirements for charging administrative costs and fees?

The agency is required to notify the person requesting records “of the estimated cost of the copying, search retrieval, and other administrative fees” in advance, prior to charging such costs and fees.

8. What records are exempt from disclosure?

The following records are exempt from disclosure under the Open Records Law.

Any records required to be kept confidential by federal law; and

“Medical or veterinary records and similar files” which if disclosed “would be an invasion of personal privacy”; and

Records of law enforcement agencies “in any pending investigation” other than initial police arrest reports and incident reports; and

All “Georgia Uniform Motor Vehicle Accident Reports” except for the persons involved, unless a written “statement of need” is submitted; and

“Confidential evaluations [or] examinations” prepared in connection with the appointment or hiring of a public officers and employees, or related to the “suspension, firing or investigation of complaints” against such persons; and

“Real estate appraisals, engineering or feasibility estimates” or “other records [related to] the acquisition of real property” until the property has been acquired or the proposed acquisition is “terminated or abandoned.”

“Engineers’ cost estimates and pending, rejected, or deferred bids or proposals” until the “final award of the contract is made” or “the project is terminated or abandoned.”

Records “of historical research value” when the donor of the records decides “to place restrictions on access to [such] records” (which may not exceed 75 years from the date of the donation or sale of such records).

9. Is other specific information exempt from disclosure?

Yes; most personal information such as a person's "social security number, insurance or medical information in personnel records" are exempt and "may be redacted" from public records", as well as "an individual's social security number, mother's birth name, credit card information, debit card information, bank account information [and other] financial data or information."

shall remain the same as fixed by the contract under which such copies were published.

50-18-50 through 50-18-55.

Reserved.

50-18-70.

(a) As used in this article, the term 'public record' shall mean all documents, papers, letters, maps, books, tapes, photographs, computer based or generated information, or similar material prepared and maintained or received in the course of the operation of a public office or agency. 'Public record' shall also mean such items received or maintained by a private person or entity on behalf of a public office or agency which are not otherwise subject to protection from disclosure; provided, however, this Code section shall be construed to disallow an agency's placing or causing such items to be placed in the hands of a private person or entity for the purpose of avoiding disclosure. Records received or maintained by a private person, firm, corporation, or other private entity in the performance of a service or function for or on behalf of an agency, a public agency, or a public office shall be subject to disclosure to the same extent that such records would be subject to disclosure if received or maintained by such agency, public agency, or public office. As used in this article, the term 'agency' or 'public agency' or 'public office' shall have the same meaning and application as provided for in the definition of the term 'agency' in paragraph (1) of subsection (a) of Code Section 50-14-1 and shall additionally include any association, corporation, or other similar organization which: (1) has a membership or ownership body composed primarily of counties, municipal corporations, or school districts of this state or their officers or any combination thereof; and (2) derives a substantial portion of its general operating budget from payments from such political subdivisions.

(b) All public records of an agency as defined in subsection (a) of this Code section, except those which by order of a court of this state or by law are prohibited or specifically exempted from being open to inspection by the general public, shall be open for a personal inspection by any citizen of this state at a reasonable time and place; and those in charge of such records shall not refuse this privilege to any citizen.

(c) Any computerized index of a county real estate deed records shall be printed for purposes of public inspection no less than every 30 days and any correction made on such index shall be made a part of the printout and shall reflect the time and date that said index was corrected.

(d) No public officer or agency shall be required to prepare reports, summaries, or compilations not in existence at the time of the request.

(e) In a pending proceeding under Chapter 13 of this title, the 'Georgia Administrative Procedure Act,' or under any other administrative proceeding authorized under Georgia law, a party may not access public records pertaining to the subject of the proceeding pursuant to this article without the prior approval of the presiding administrative law judge, who shall consider such open record request in the same manner as any other request for information put forth by a party in such a proceeding. This subsection shall not apply to any proceeding under Chapter 13 of this title, relating to the revocation, suspension,

annulment, withdrawal, or denial of a professional education certificate, as defined in Code Section 20-2-200, or any personnel proceeding authorized under Part 7 and Part 11 of Article 17 and Article 25 of Chapter 2 of Title 20.

(f) The individual in control of such public record or records shall have a reasonable amount of time to determine whether or not the record or records requested are subject to access under this article and to permit inspection and copying. In no event shall this time exceed three business days. Where responsive records exist but are not available within three business days of the request, a written description of such records, together with a timetable for their inspection and copying, shall be provided within that period; provided, however, that records not subject to inspection under this article need not be made available for inspection and copying or described other than as required by subsection (h) of Code Section 50-18-72, and no records need be made available for inspection or copying if the public officer or agency in control of such records shall have obtained, within that period of three business days, an order based on an exception in this article of a superior court of this state staying or refusing the requested access to such records.

(g) At the request of the person, firm, corporation, or other entity requesting such records, records maintained by computer shall be made available where practicable by electronic means, including Internet access, subject to reasonable security restrictions preventing access to nonrequested or nonavailable records.

50-18-71.

(a) In all cases where an interested member of the public has a right to inspect or take extracts or make copies from any public records, instruments, or documents, any such person shall have the right of access to the records, documents, or instruments for the purpose of making photographs or reproductions of the same while in the possession, custody, and control of the lawful custodian thereof, or his authorized deputy. Such work shall be done under the supervision of the lawful custodian of the records, who shall have the right to adopt and enforce reasonable rules governing the work. The work shall be done in the room where the records, documents, or instruments are kept by law. While the work is in progress, the custodian may charge the person making the photographs or reproductions of the records, documents, or instruments at a rate of compensation to be agreed upon by the person making the photographs and the custodian for his services or the services of a deputy in supervising the work.

(b) Where fees for certified copies or other copies or records are specifically authorized or otherwise prescribed by law, such specific fee shall apply.

(c) Where no fee is otherwise provided by law, the agency may charge and collect a uniform copying fee not to exceed 25¢ per page.

(d) In addition, a reasonable charge may be collected for search, retrieval, and other direct administrative costs for complying with a request under this Code section. The hourly charge shall not exceed the salary of the lowest paid full-time employee who, in the discretion of the custodian of the records, has the necessary skill and training to perform the request; provided, however, that no charge shall be made for the first quarter hour.

(e) An agency shall utilize the most economical means available for providing copies of

public records.

(f) Where information requested is maintained by computer, an agency may charge the public its actual cost of a computer disk or tape onto which the information is transferred and may charge for the administrative time involved as set forth in subsection (d) of this Code section.

(g) Whenever any person has requested one or more copies of a public record and such person does not pay the copying charges and charges for search, retrieval, or other direct administrative costs in accordance with the provisions of this Code section:

(1) A county or a department, agency, board, bureau, commission, authority, or similar body of a county is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the county;

(2) A municipal corporation or a department, agency, board, bureau, commission, authority, or similar body of a municipal corporation is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the municipal corporation;

(3) A consolidated government or a department, agency, board, bureau, commission, authority, or similar body of a consolidated government is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the consolidated government;

(4) A county school board or a department, agency, board, bureau, commission, authority, or similar body of a county school board is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the county;

(5) An independent school board or a department, agency, board, bureau, commission, authority, or similar body of an independent school board is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the municipal corporation; and

(6) A joint or regional authority or instrumentality which serves one or more counties and one or more municipal corporations, two or more counties, or two or more municipal corporations is authorized to collect such charges in any manner authorized by law for the collection of taxes, fees, or assessments owed to the county if a county is involved with the authority or instrumentality or in any manner authorized by law for the collection of taxes, fees, or assessments owed to the municipal corporation if a municipal corporation is involved with the authority or instrumentality.

This subsection shall apply whether or not the person requesting the copies has appeared to receive the copies.

50-18-71.1.

(a) Notwithstanding any other provision of this article, an exhibit tendered to the court as evidence in a criminal or civil trial shall not be open to public inspection without approval of the judge assigned to the case or, if no judge has been assigned, approval of the chief judge or, if no judge has been designated chief judge, approval of the judge most senior in length of service on the court.

(b) In the event inspection is not approved by the court, in lieu of inspection of such an exhibit, the custodian of such an exhibit shall, upon request, provide one or more of the following representations of the exhibit:

- (1) A photograph;
- (2) A photocopy;
- (3) A facsimile; or
- (4) Another reproduction.

(c) The provisions of subsections (b), (c), (d), and (e) of Code Section 50-18-71 shall apply to fees, costs, and charges for providing a photocopy of such an exhibit. Fees for providing a photograph, facsimile, or other reproduction of such an exhibit shall not exceed the cost of materials or supplies and a reasonable charge for time spent producing the photograph, facsimile, or other reproduction, in accordance with subsections (d) and (e) of Code Section 50-18-71.

50-18-71.2.

Any agency receiving a request for public records shall be required to notify the party making the request of the estimated cost of the copying, search, retrieval, and other administrative fees authorized by Code Section 50-18-71 as a condition of compliance with the provisions of this article prior to fulfilling the request as a condition for the assessment of any fee; provided, however, that no new fees other than those directly attributable to providing access shall be assessed where records are made available by electronic means.

50-18-72.

(a) Public disclosure shall not be required for records that are:

- (1) Specifically required by the federal government to be kept confidential;
- (2) Medical or veterinary records and similar files, the disclosure of which would be an invasion of personal privacy;
- (3) Except as otherwise provided by law, records compiled for law enforcement or prosecution purposes to the extent that production of such records would disclose the identity of a confidential source, disclose confidential investigative or prosecution material which would endanger the life or physical safety of any person or persons, or disclose the existence of a confidential surveillance or investigation;
- (4) Records of law enforcement, prosecution, or regulatory agencies in any pending investigation or prosecution of criminal or unlawful activity, other than initial police arrest reports and initial incident reports; provided, however, that an investigation or prosecution shall no longer be deemed to be pending when all direct litigation involving said investigation and prosecution has become final or otherwise terminated;
- (4.1) Individual Georgia Uniform Motor Vehicle Accident Reports, except upon the submission of a written statement of need by the requesting party, such statement to be provided to the custodian of records and to set forth the need for the report pursuant to this Code section; provided, however, that any person or entity whose name or identifying information is contained in a Georgia Uniform Motor Vehicle Accident Report shall be entitled, either personally or through a lawyer or other representative, to

receive a copy of such report; and provided, further, that Georgia Uniform Motor Vehicle Accident Reports shall not be available in bulk for inspection or copying by any person absent a written statement showing the need for each such report pursuant to the requirements of this Code section. For the purposes of this subsection, the term 'need' means that the natural person or legal entity who is requesting in person or by representative to inspect or copy the Georgia Uniform Motor Vehicle Accident Report:

- (A) Has a personal, professional, or business connection with a party to the accident;
 - (B) Owns or leases an interest in property allegedly or actually damaged in the accident;
 - (C) Was allegedly or actually injured by the accident;
 - (D) Was a witness to the accident;
 - (E) Is the actual or alleged insurer of a party to the accident or of property actually or allegedly damaged by the accident;
 - (F) Is a prosecutor or a publicly employed law enforcement officer;
 - (G) Is alleged to be liable to another party as a result of the accident;
 - (H) Is an attorney stating that he or she needs the requested reports as part of a criminal case, or an investigation of a potential claim involving contentions that a roadway, railroad crossing, or intersection is unsafe;
 - (I) Is gathering information as a representative of a news media organization; or
 - (J) Is conducting research in the public interest for such purposes as accident prevention, prevention of injuries or damages in accidents, determination of fault in an accident or accidents, or other similar purposes; provided, however, this subparagraph will apply only to accident reports on accidents that occurred more than 30 days prior to the request and which shall have the name, street address, telephone number, and driver's license number redacted;
- (5) Records that consist of confidential evaluations submitted to, or examinations prepared by, a governmental agency and prepared in connection with the appointment or hiring of a public officer or employee; and records consisting of material obtained in investigations related to the suspension, firing, or investigation of complaints against public officers or employees until ten days after the same has been presented to the agency or an officer for action or the investigation is otherwise concluded or terminated, provided that this paragraph shall not be interpreted to make such investigatory records privileged;
- (6)(A) Real estate appraisals, engineering or feasibility estimates, or other records made for or by the state or a local agency relative to the acquisition of real property until such time as the property has been acquired or the proposed transaction has been terminated or abandoned; and
 - (B) Engineers' cost estimates and pending, rejected, or deferred bids or proposals until such time as the final award of the contract is made or the project is terminated or abandoned. The provisions of this subparagraph shall apply whether the bid or proposal is received or prepared by the Department of Transportation pursuant to Article 4 of Chapter 2 of Title 32, by a county pursuant to Article 3 of Chapter 4 of Title 32, by a municipality pursuant to Article 4 of Chapter 4 of Title 32, or by a governmental entity

pursuant to Article 2 of Chapter 91 of Title 36;

(7) Notwithstanding any other provision of this article, an agency shall not be required to release those portions of records which would identify persons applying for or under consideration for employment or appointment as executive head of an agency as that term is defined in paragraph (1) of subsection (a) of Code Section 50-14-1, or of a unit of the University System of Georgia; provided, however, that at least 14 calendar days prior to the meeting at which final action or vote is to be taken on the position, the agency shall release all documents which came into its possession with respect to as many as three persons under consideration whom the agency has determined to be the best qualified for the position and from among whom the agency intends to fill the position. Prior to the release of these documents, an agency may allow such a person to decline being considered further for the position rather than have documents pertaining to the person released. In that event, the agency shall release the documents of the next most qualified person under consideration who does not decline the position. If an agency has conducted its hiring or appointment process open to the public, it shall not be required to delay 14 days to take final action on the position. The agency shall not be required to release such records with respect to other applicants or persons under consideration, except at the request of any such person. Upon request, the hiring agency shall furnish the number of applicants and the composition of the list by such factors as race and sex. The agency shall not be allowed to avoid the provisions of this paragraph by the employment of a private person or agency to assist with the search or application process;

(8) Related to the provision of staff services to individual members of the General Assembly by the Legislative and Congressional Reapportionment Office, the Senate Research Office, or the House Research Office, provided that this exception shall not have any application with respect to records related to the provision of staff services to any committee or subcommittee or to any records which are or have been previously publicly disclosed by or pursuant to the direction of an individual member of the General Assembly;

(9) Records that are of historical research value which are given or sold to public archival institutions, public libraries, or libraries of a unit of the Board of Regents of the University System of Georgia when the owner or donor of such records wishes to place restrictions on access to the records. No restriction on access, however, may extend more than 75 years from the date of donation or sale. This exemption shall not apply to any records prepared in the course of the operation of state or local governments of the State of Georgia;

(10) Records that contain information from the Department of Natural Resources inventory and register relating to the location and character of a historic property or of historic properties as those terms are defined in Code Sections 12-3-50.1 and 12-3-50.2 if the Department of Natural Resources through its Division of Historic Preservation determines that disclosure will create a substantial risk of harm, theft, or destruction to the property or properties or the area or place where the property or properties are located;

(10.1) Records of farm water use by individual farms as determined by water-measuring

devices installed pursuant to Code Section 12-5-31 or 12-5-105; provided, however, that compilations of such records for the 52 large watershed basins as identified by the eight-digit United States Geologic Survey hydrologic code or an aquifer that do not reveal farm water use by individual farms shall be subject to disclosure under this article;

(11) Records that contain site specific information regarding the occurrence of rare species of plants or animals or the location of sensitive natural habitats on public or private property if the Department of Natural Resources determines that disclosure will create a substantial risk of harm, theft, or destruction to the species or habitats or the area or place where the species or habitats are located; provided, however, that the owner or owners of private property upon which rare species of plants or animals occur or upon which sensitive natural habitats are located shall be entitled to such information pursuant to this article;

(11.1) An individual's social security number and insurance or medical information in personnel records, which may be redacted from such records;

(11.2) Records that would reveal the names, home addresses, telephone numbers, security codes, or any other data or information developed, collected, or received by counties or municipalities in connection with the installation, servicing, maintaining, operating, selling, or leasing of burglar alarm systems, fire alarm systems, or other electronic security systems; provided, however, that initial police reports and initial incident reports shall remain subject to disclosure pursuant to paragraph (4) of this subsection;

(11.3)(A) An individual's social security number, mother's birth name, credit card information, debit card information, bank account information, financial data or information, and insurance or medical information in all records, and if technically feasible at reasonable cost, day and month of birth, which shall be redacted prior to disclosure of any record requested pursuant to this article; provided, however, that such information shall not be redacted from such records if the person or entity requesting such records requests such information in a writing signed under oath by such person or a person legally authorized to represent such entity which states that such person or entity is gathering information as a representative of a news media organization for use in connection with news gathering and reporting; and provided, further, that such access shall be limited to social security numbers and day and month of birth; and provided, further, that this news media organization exception for access to social security numbers and day and month of birth and the other protected information set forth in this subparagraph shall not apply to teachers and employees of a public school.

(B) This paragraph shall have no application to:

(i) The disclosure of information contained in the records or papers of any court or derived therefrom including without limitation records maintained pursuant to Article 9 of Title 11;

(ii) The disclosure of information to a court, prosecutor, or publicly employed law enforcement officer, or authorized agent thereof, seeking records in an official capacity;

(iii) The disclosure of information to a public employee of this state, its political

subdivisions, or the United States who is obtaining such information for administrative purposes, in which case, subject to applicable laws of the United States, further access to such information shall continue to be subject to the provisions of this paragraph;

(iv) The disclosure of information as authorized by the order of a court of competent jurisdiction upon good cause shown to have access to any or all of such information upon such conditions as may be set forth in such order;

(v) The disclosure of information to the individual in respect of whom such information is maintained, with the authorization thereof, or to an authorized agent thereof; provided, however, that the agency maintaining such information shall require proper identification of such individual or such individual's agent, or proof of authorization, as determined by such agency;

(vi) The disclosure of the day and month of birth and mother's birth name of a deceased individual;

(vii) The disclosure by an agency of credit or payment information in connection with a request by a consumer reporting agency as that term is defined under the federal Fair Credit Reporting Act (15 U.S.C. Section 1681, et seq.);

(viii) The disclosure by an agency of information in its records in connection with the agency's discharging or fulfilling of its duties and responsibilities, including, but not limited to, the collection of debts owed to the agency or individuals or entities whom the agency assists in the collection of debts owed to the individual or entity; or

(ix) The disclosure of information necessary to comply with legal or regulatory requirements or for legitimate law enforcement purposes.

(C) Records and information disseminated pursuant to this paragraph may be used only by the authorized recipient and only for the authorized purpose. Any person who obtains records or information pursuant to the provisions of this paragraph and knowingly and willfully discloses, distributes, or sells such records or information to an unauthorized recipient or for an unauthorized purpose shall be guilty of a misdemeanor of a high and aggravated nature and upon conviction thereof shall be punished as provided in Code Section 17-10-4. Any person injured thereby shall have a cause of action for invasion of privacy. Any prosecution pursuant to this paragraph shall be in accordance with the procedure in subsection (b) of Code Section 50-18-74.

(D) In the event that the custodian of public records protected by this paragraph has good faith reason to believe that a pending request for such records has been made fraudulently, under false pretenses, or by means of false swearing, such custodian shall apply to the superior court of the county in which such records are maintained for a protective order limiting or prohibiting access to such records.

(E) This paragraph shall supplement and shall not supplant, overrule, replace, or otherwise modify or supersede any provision of statute, regulation, or law of the federal government or of this state as now or hereafter amended or enacted requiring, restricting, or prohibiting access to the information identified in subparagraph (A) of this paragraph and shall constitute only a regulation of the methods of such access where not otherwise provided for, restricted, or prohibited;

(12) Public records containing information that would disclose or might lead to the disclosure of any component in the process used to execute or adopt an electronic signature, if such disclosure would or might cause the electronic signature to cease being under the sole control of the person using it. For purposes of this paragraph, the term 'electronic signature' has the same meaning as that term is defined in Code Section 10-12-3;

(13) Records that would reveal the home address or telephone number, social security number, or insurance or medical information of employees of the Department of Revenue, law enforcement officers, judges, scientists employed by the Division of Forensic Sciences of the Georgia Bureau of Investigation, correctional employees, and prosecutors or identification of immediate family members or dependents thereof;

(13.1) Records that reveal the home address, the home telephone number, or the social security number of or insurance or medical information about teachers and employees of a public school. For the purposes of this paragraph, the term 'public school' means any school which is conducted within this state and which is under the authority and supervision of a duly elected county or independent board of education;

(13.2) Records that are kept by the probate court pertaining to guardianships and conservatorships except as provided in Code Section 29-9-18;

(14) Acquired by an agency for the purpose of establishing or implementing, or assisting in the establishment or implementation of, a carpooling or ridesharing program, to the extent such records would reveal the name, home address, employment address, home telephone number, employment telephone number, or hours of employment of any individual or would otherwise identify any individual who is participating in, or who has expressed an interest in participating in, any such program. As used in this paragraph, the term 'carpooling or ridesharing program' means and includes, but is not limited to, the formation of carpools, vanpools, or buspools, the provision of transit routes, rideshare research, and the development of other demand management strategies such as variable working hours and telecommuting;

(15)(A) Records, the disclosure of which would compromise security against sabotage or criminal or terrorist acts and the nondisclosure of which is necessary for the protection of life, safety, or public property, which shall be limited to the following:

(i) Security plans and vulnerability assessments for any public utility, technology infrastructure, building, facility, function, or activity in effect at the time of the request for disclosure or pertaining to a plan or assessment in effect at such time;

(ii) Any plan for protection against terrorist or other attacks, which plan depends for its effectiveness in whole or in part upon a lack of general public knowledge of its details;

(iii) Any document relating to the existence, nature, location, or function of security devices designed to protect against terrorist or other attacks, which devices depend for their effectiveness in whole or in part upon a lack of general public knowledge; and

(iv) Any plan, blueprint, or other material which if made public could compromise security against sabotage, criminal, or terroristic acts.

(B) In the event of litigation challenging nondisclosure pursuant to this paragraph by an agency of a document covered by this paragraph, the court may review the documents in question in camera and may condition, in writing, any disclosure upon such measures as the court may find to be necessary to protect against endangerment of life, safety, or public property.

(C) As used in divisions (i) and (iv) of subparagraph (A) of this paragraph, the term 'activity' means deployment or surveillance strategies, actions mandated by changes in the federal threat level, motorcades, contingency plans, proposed or alternative motorcade routes, executive and dignitary protection, planned responses to criminal or terrorist actions, after-action reports still in use, proposed or actual plans and responses to bioterrorism, and proposed or actual plans and responses to requesting and receiving the National Pharmacy Stockpile;

(16) Unless the request is made by the accused in a criminal case or by his or her attorney, public records of an emergency '911' system, as defined in paragraph (3) of Code Section 46-5-122, containing information which would reveal the name, address, or telephone number of a person placing a call to a public safety answering point, which information may be redacted from such records if necessary to prevent the disclosure of the identity of a confidential source, to prevent disclosure of material which would endanger the life or physical safety of any person or persons, or to prevent the disclosure of the existence of a confidential surveillance or investigation; or

(17) Records of athletic or recreational programs, available through the state or a political subdivision of the state, that include information identifying a child or children 12 years of age or under by name, address, telephone number, or emergency contact, unless such identifying information has been redacted.

(b) This article shall not be applicable to:

(1) Any trade secrets obtained from a person or business entity which are of a privileged or confidential nature and required by law to be submitted to a government agency or to data, records, or information of a proprietary nature, produced or collected by or for faculty or staff of state institutions of higher learning, or other governmental agencies, in the conduct of or as a result of, study or research on commercial, scientific, technical, or scholarly issues, whether sponsored by the institution alone or in conjunction with a governmental body or private concern, where such data, records, or information has not been publicly released, published, copyrighted, or patented;

(2) Any data, records, or information developed, collected, or received by or on behalf of faculty, staff, employees, or students of an institution of higher education or any public or private entity supporting or participating in the activities of an institution of higher education in the conduct of, or as a result of, study or research on medical, scientific, technical, scholarly, or artistic issues, whether sponsored by the institution alone or in conjunction with a governmental body or private entity until such information is published, patented, otherwise publicly disseminated, or released to an agency whereupon the request must be made to the agency. This subsection applies to, but is not limited to, information provided by participants in research, research notes and data, discoveries, research projects, methodologies, protocols, and creative works; or

(3) Unless otherwise provided by law, contract, bid, or proposal, records consisting of questions, scoring keys, and other materials, constituting a test that derives value from being unknown to the test taker prior to administration, which is to be administered by the State Board of Education, the Office of Student Achievement, or a local school system, if reasonable measures are taken by the owner of the test to protect security and confidentiality; provided, however, that the State Board of Education may establish procedures whereby a person may view, but not copy, such records if viewing will not, in the judgment of the board, affect the result of administration of such test.

These limitations shall not be interpreted by any court of law to include or otherwise exempt from inspection the records of any athletic association or other nonprofit entity promoting intercollegiate athletics.

(c)(1) All public records of hospital authorities shall be subject to this article except for those otherwise excepted by this article or any other provision of law.

(2) All state officers and employees shall have a privilege to refuse to disclose the identity or personally identifiable information of any person participating in research on commercial, scientific, technical, medical, scholarly, or artistic issues conducted by the Department of Human Resources or a state institution of higher education whether sponsored by the institution alone or in conjunction with a governmental body or private entity. Personally identifiable information shall mean any information which if disclosed might reasonably reveal the identity of such person including but not limited to the person's name, address, and social security number. The identity of such informant shall not be admissible in evidence in any court of the state unless the court finds that the identity of the informant already has been disclosed otherwise.

(d) This article shall not be applicable to any application submitted to or any permanent records maintained by a judge of the probate court pursuant to Code Section 16-11-129, relating to licenses to carry pistols or revolvers, or pursuant to any other requirement for maintaining records relative to the possession of firearms. This subsection shall not preclude law enforcement agencies from obtaining records relating to licensing and possession of firearms as provided by law.

(e) This article shall not be construed to repeal:

(1) The attorney-client privilege recognized by state law to the extent that a record pertains to the requesting or giving of legal advice or the disclosure of facts concerning or pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee; provided, however, attorney-client information may be obtained in a proceeding under Code Section 50-18-73 to prove justification or lack thereof in refusing disclosure of documents under this Code section provided the judge of the court in which said proceeding is pending shall first determine by an in camera examination that such disclosure would be relevant on that issue;

(2) The confidentiality of attorney work product; or

(3) State laws making certain tax matters confidential.

(f)(1) As used in this article, the term:

(A) 'Computer program' means a set of instructions, statements, or related data that, in

actual or modified form, is capable of causing a computer or computer system to perform specified functions.

(B) 'Computer software' means one or more computer programs, existing in any form, or any associated operational procedures, manuals, or other documentation.

(2) This article shall not be applicable to any computer program or computer software used or maintained in the course of operation of a public office or agency.

(g) This Code section shall be interpreted narrowly so as to exclude from disclosure only that portion of a public record to which an exclusion is directly applicable. It shall be the duty of the agency having custody of a record to provide all other portions of a record for public inspection or copying.

(h) Within the three business days applicable to response to a request for access to records under this article, the public officer or agency having control of such record or records, if access to such record or records is denied in whole or in part, shall specify in writing the specific legal authority exempting such record or records from disclosure, by Code section, subsection, and paragraph. No addition to or amendment of such designation shall be permitted thereafter or in any proceeding to enforce the terms of this article; provided, however, that such designation may be amended or supplemented one time within five days of discovery of an error in such designation or within five days of the institution of an action to enforce this article, whichever is sooner; provided, further, that the right to amend or supplement based upon discovery of an error may be exercised on only one occasion. In the event that such designation includes provisions not relevant to the subject matter of the request, costs and reasonable attorney's fees may be awarded pursuant to Code Section 50-18-73.

50-18-73.

(a) The superior courts of this state shall have jurisdiction in law and in equity to entertain actions against persons or agencies having custody of records open to the public under this article to enforce compliance with the provisions of this article. Such actions may be brought by any person, firm, corporation, or other entity. In addition, the Attorney General shall have authority to bring such actions, either civil or criminal, in his or her discretion as may be appropriate to enforce compliance with this article.

(b) In any action brought to enforce the provisions of this chapter in which the court determines that either party acted without substantial justification either in not complying with this chapter or in instituting the litigation, the court shall, unless it finds that special circumstances exist, assess in favor of the complaining party reasonable attorney's fees and other litigation costs reasonably incurred. Whether the position of the complaining party was substantially justified shall be determined on the basis of the record as a whole which is made in the proceeding for which fees and other expenses are sought.

(c) Any agency or person who provides access to information in good faith reliance on the requirements of this chapter shall not be liable in any action on account of having provided access to such information.

50-18-74.

(a) Any person knowingly and willfully violating the provisions of this article by failing or refusing to provide access to records not subject to exemption from this article or by failing or refusing to provide access to such records within the time limits set forth in this article shall be guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed \$100.00.

(b) A prosecution under this Code section may only be commenced by issuance of a citation in the same manner as an arrest warrant for a peace officer pursuant to Code Section 17-4-40, which citation shall be personally served upon the accused. The defendant shall not be arrested prior to the time of trial, except that a defendant who fails to appear for arraignment or trial may thereafter be arrested pursuant to a bench warrant and required to post a bond for his or her future appearance.

50-18-75.

Communications between the Office of Legislative Counsel and the following persons shall be privileged and confidential: members of the General Assembly, the Lieutenant Governor, and persons acting on behalf of such public officers; and such communications, and records and work product relating to such communications, shall not be subject to inspection or disclosure under this article or any other law or under judicial process; provided, however, that this privilege shall not apply where it is waived by the affected public officer or officers. The privilege established under this Code section is in addition to any other constitutional, statutory, or common law privilege.

50-18-76.

No form, document, or other written matter which is required by law or rule or regulation to be filed as a vital record under the provisions of Chapter 10 of Title 31, which contains information which is exempt from disclosure under Code Section 31-10-25, and which is temporarily kept or maintained in any file or with any other documents in the office of the judge or clerk of any court prior to filing with the Department of Human Resources shall be open to inspection by the general public, even though the other papers or documents in such file may be open to inspection.

50-18-77.

The procedures and fees provided for in this article shall not apply to public records, including records that are exempt from disclosure pursuant to Code Section 50-18-72, which are requested in writing by a state or federal grand jury, taxing authority, law enforcement agency, or prosecuting attorney in conjunction with an ongoing administrative, criminal, or tax investigation. The lawful custodian shall provide copies of such records to the requesting agency unless such records are privileged or disclosure to such agencies is specifically restricted by law.

50-18-90.

This article shall be known and may be cited as the 'Georgia Records Act.'



SUMMARY OF EXCEPTIONS TO THE OPEN MEETINGS ACT

The following meetings **are not** required to be open to the public:

1. Staff meetings held for investigative purposes under duties or responsibilities imposed by law. O.C.G.A. § 50-14-3(1).
2. The deliberations and voting of the State Board of Pardons and Paroles. O.C.G.A. § 50-14-3(2).
3. Meetings held by the State Board of Pardons and Paroles for the purpose of receiving information or evidence for or against clemency or in revocation proceedings if such information or evidence would present a substantial risk of harm or injury to a witness. O.C.G.A. § 50-14-3(2).
4. Meetings of the Georgia Bureau of Investigation, and any other law enforcement agency in the state, including grand juries. O.C.G.A. § 50-14-3(3).
5. Meetings when any agency is discussing the future acquisition of real estate (but notice of such a meeting must be given and minutes must be taken for future disclosure). O.C.G.A. § 50-14-3(4).
6. Meetings of the governing authority of a public hospital or any committee of a public hospital when discussing the granting, restriction, or revocation of staff privileges or the granting of abortions. O.C.G.A. § 50-14-3(5).
7. Meetings when discussing or deliberating (but not voting) upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee. O.C.G.A. § 50-14-3(6).

*Except when receiving evidence or hearing argument on charges filed to determine disciplinary action or dismissal of a public officer or employee.
8. Adoptions and related proceedings. O.C.G.A. § 50-14-3(7).
9. Meetings with legal counsel covered by the attorney-client privilege when consulting about pending or potential litigation, settlement, and claims. O.C.G.A. § 50-14-2(1).
10. Tax matters declared confidential by state law. O.C.G.A. § 50-14-2(2).
11. Meetings held to discuss any records that, if revealed, would compromise security against sabotage or criminal or terrorist acts, the nondisclosure of which is necessary for the protection of life, safety or public property. O.C.G.A. § 50-18-72 (15)

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SUMMARY OF EXCEPTIONS TO THE OPEN RECORDS ACT¹

Public disclosure is **not** required for the following records:

1. Records specifically required by the federal government to be kept confidential. O.C.G.A. § 50-18-72 (a)(1).
2. Medical or veterinary records and similar files, the disclosure of which would be an invasion of personal privacy. O.C.G.A. § 50-18-72 (a)(2).
3. Records compiled for law enforcement or prosecution purposes* to the extent that they would disclose the identity of a confidential source, confidential investigative or prosecution material which would endanger the life or physical safety of any person or persons; or the existence of a confidential surveillance or investigation. O.C.G.A. § 50-18-72 (a)(3)

*Except as otherwise provided by law.
4. Records of law enforcement, prosecution, or regulatory agencies in any **pending** investigation or prosecution of criminal or unlawful activity.* O.C.G.A. § 50-18-72 (a)(4)

*This does not include initial police arrest reports and initial incident reports which are subject to public disclosure, unless they contain confidential information.²
5. Individual Georgia Uniform Motor Vehicle Reports, except upon the submission of a written statement of need by the requesting party or where the person's or entity's name or identifying information is contained in the report. O.C.G.A. § 50-18-74 (a)(4.1).
6. Records consisting of confidential evaluations submitted to, or examinations prepared by, a governmental agency and prepared in connection with the appointment or hiring of a public officer or employee. O.C.G.A. § 50-18-72 (a)(5).
7. Records consisting of material obtained in investigations related to the suspension, firing, or investigation of complaints against public officers or employees until 10 days after the same has been presented to the agency or an officer for action, or the investigation is otherwise concluded or terminated. O.C.G.A. § 50-18-72 (a)(5).
8. Real estate appraisals, engineering or feasibility estimates, etc., made for or by the state or a local agency relative to the acquisition of real property until the property has been acquired or the proposed transaction has been terminated or abandoned. O.C.G.A. § 50-18-72 (a)(6)(A).
9. Engineers' cost estimates and rejected or deferred bids or proposals, either received or prepared by the Department of Transportation, by a county, or by a municipality, until such time as the final award is made or the project has been terminated or abandoned. O.C.G.A. § 50-18-72 (a)(6)(B).

10. Portions of records that would identify persons applying for or under consideration for employment or appointment as executive head of an agency or a unit of the University System of Georgia. However, information relating to as many as three candidates who the agency determines to be the best qualified for the position and from among whom the agency intends to fill the position must be released at least 14 calendar days prior to the meeting at which final action or vote is to be taken on the position, if the candidate still wants to be considered for the position. O.C.G.A. § 50-18-72 (a)(7).
11. Records related to the provision of staff services to individual members of the General Assembly by the Legislative and Congressional Reapportionment Office, the Senate Research Office, or the House Republican Office. O.C.G.A. § 50-18-72(a)(8).
12. Records of historical research value which are given or sold to public archival institutions, public libraries, or libraries of a unit of the Board of Regents of the University System of Georgia when the owner or donor of such records wishes to place restrictions on access to the records.* O.C.G.A. § 50-18-72(a)(9).

*Restriction of access not to exceed 75 years from the date of donation or sale. This exemption does not apply to records prepared in the course of the operation of state or local governments of the state of Georgia.
13. Records that contain information from the Department of Natural Resources inventory and register relating to the location and character of historic property, if disclosure would create a substantial risk of harm to the property. O.C.G.A. § 50-18-72 (a)(10).
14. Records that contain site specific information regarding the occurrence of rare species of plants or animals or the location of sensitive natural habitats if disclosure would create a substantial risk of harm to the species or the location.* O.C.G.A. § 50-18-72(a)(11).

*However, the owner of private property housing rare species of plants/animals or sensitive natural habitats is entitled to disclosure.
15. Social security numbers and insurance of medical information in personnel records may be redacted. O.C.G.A. § 50-18-72(a)(11.1).
16. Personal information regarding persons associated with alarm or security systems may be kept private. O.C.G.A. § 50-18-72(a)(11.2).
17. Personal information including social security number, mother's birth names, credit card information, debit card information, bank account information, financial data or information, day and month of birth and insurance or medical information must be redacted from records provided under this act. O.C.G.A. § 50-18-72(a)(11.3).

*However, upon submission of a request and statement under oath, members of the media are allowed to receive an individual's social security number and date and month of birth unless the individual is a teacher or employee of a public school.
18. Disclosure of records containing information that would disclose the components used for personal electronic signatures of employees or entities of any department or agency when such disclosure

would cause the electronic signature to no longer be under the exclusive control of the person or entity. O.C.G.A. § 50-18-72(a)(12).

19. Records that would reveal the home address, telephone number, social security number, or insurance or medical information of employees of the Department of Revenue, law enforcement officers, judges, scientists employed by the Division of Forensic Science of the Georgia Bureau of investigation, correctional employees, and prosecutors or identification of immediate family members or dependents thereof. O.C.G.A. § 50-18-72(a)(13).
20. Records that would reveal the home address, telephone number, social security number, or insurance or medical information about public school teachers and employees. O.C.G.A. § 50-18-72(a)(13.1).
21. Records acquired for the purpose of establishing carpooling or rideshare programs, to the extent that such records would reveal the name, home address, employment address, home telephone number, employment telephone number or hours of employment for or identify in any other way an individual inquiring about or participating in such a program. O.C.G.A. § 50-18-72(a)(14).
22. Trade secrets obtained from a person or business entity that are of a privileged or confidential nature and are required by law to be submitted to a government agency. O.C.G.A. § 50-18-72 (b)(1).
23. Data, records, or information developed, collected, or received by or for faculty, staff, employees or students of state institutions of higher learning, or other governmental agencies, in the conduct of or as a result of, study or research on commercial, scientific, technical, or scholarly issues, where such data, records, or information has not been publicly released, published, copyrighted, or patented.* O.C.G.A. § 50-18-72(b)(1) & (2).

*This exception **does not** include the records of any athletic association or other nonprofit entity promoting inter-collegiate athletics.
24. Public records of hospital authorities but only when specifically exempted by this article or any other provision of law. O.C.G.A. § 50-18-72(c)(1).
25. State officers and employees do not have to disclose the identity or personal information of any person who has furnished medical or similar information which has or will become incorporated into any medical or public health investigation, study or report of the Department of Human Resources. O.C.G.A. § 50-18-72(c)(2).
26. Any application submitted to or any permanent records maintained by a judge of the probate court relating to licenses to carry pistols or revolvers, or any other records relative to the possession of firearms.* O.C.G.A. § 50-18-72(d).

*However, law enforcement agencies can obtain records relating to licensing and possession of firearms as provided by law.
27. Records subject to the attorney-client privilege. O.C.G.A. § 50-18-72(e)(1).
28. Attorney work product. O.C.G.A. § 50-18-72(e)(2).
29. Tax matters made confidential by state law. O.C.G.A. § 50-18-72(e)(3).

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SUMMARY OF SOME EXCEPTIONS OUTSIDE THE OPEN RECORDS ACT

Though most exceptions to the Open Records Act are located in Title 50, there are several sections of the Georgia code provide exceptions to the public disclosure requirement. The following examples are sections that might be applicable to cities.³

1. Information provided by victims participating in a notification program is protected from disclosure. O.C.G.A. § 17-17-14.
2. Public school teachers, administrators and superintendents are required to undergo annual performance evaluations. These evaluations are protected from disclosure. O.C.G.A. § 20-2-210.
3. Library records that could identify the user of library materials are protected from disclosure. O.C.G.A. § 24-9-46.
4. Hospital plans, proposals, or strategies that are potentially commercially valuable and have not been made public, until such time as the plan, proposal, or strategy has been either approved or rejected. O.C.G.A. § 31-7-75.2.
5. Vital records such as birth certificates are protected from disclosure. O.C.G.A. § 31-10-25.
6. Records a city obtains from the insurance commissioner through the administration of a tax, such as the insurance premium tax, are protected from disclosure. O.C.G.A. § 33-8-10.
7. Records provided to the county board of tax assessors by a taxpayer, other than the tax return. These confidential records may include taxpayers' accounting records, profit and loss statements, and balance sheets. O.C.G.A. § 48-5-314.
8. Information obtained by a city as a result of a hotel-motel tax is protected from disclosure. O.C.G.A. § 48-13-53.4.
9. A city that creates or maintains geographic information systems in electronic form are not required to disclose this information under the Open Records Act. The municipality may contract to distribute, sell, or provide access to such information and may license or establish fees for providing such records. O.C.G.A. § 50-29-2.
10. Records on candidates and peace officers prepared pursuant to the Georgia Peace Officer Standards and Training Act are considered confidential and may only be released to the candidate or peace officer to whom they pertain or to a law enforcement unit considering such person for employment. O.C.G.A. § 35-8-15.



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8088

DATE: April 26, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Artie Jones, Clearly College Park Executive Director

RE: Re-Approval of the Amended TOD Plan

PURPOSE: Mayor and Councils consideration in re-adopting the Transit Oriented Development (TOD) plan of 2012 and the updated 2020 TOD Plan.

REASON: College Park United Methodist Church is working with local developers and investors to develop a mixed-use development near the College Park MARTA station, at their sanctuary, education building, and parsonage building. In an effort to secure Low Income Housing Tax Credit (LIHTC) funding for the multi-family residential portion of their project from the Georgia Department of Community Affairs (DCA), it is required that the local government (City of College Park) submit a letter to DCA confirming that our local government has reapproved the Community Revitalization Plan (TOD plan of 2012 with an updated infrastructure analysis within the last 5 years of the submittal of the LIHTC application to DCA.

RECOMMENDATION: It is recommended the Mayor and Council re-adopt College Parks Transit Oriented Development (TOD) Plan.

BACKGROUND: See attached documents. So that you do not have to read the entire TOD please refer to the following areas of the Addendum document:

- Page 4 - 26 of the addendum updates the demographic information from sections 6.11 - 6.13 (pages 39 - 52) of the 2012 report. These are updates of the same data points originally investigated in the 2012 report related to population, employment, and real estate near the MARTA station. The page numbers are highlighted in the 2012 report where the original demographic information is located.
- Page 27 - 30 of the addendum are new infrastructure information provided by the City of College Park GIS department related to roads, streets, water/sewer, and storm water infrastructure.

- This addendum assumes that the conclusions reached in the 2012 Plan are still valid and still guide the efforts that are focused on the design and implementation of a transit oriented development (TOD) for the College Park MARTA station and surrounding area.
- Thus, no new recommendations have been made or changes suggested to the initial 2012 TOD plan.

YEARS OF SERVICE: N/A

COST TO CITY: No cost to the City - \$0.00

BUDGETED ITEM: N/A

REVENUE TO CITY: CPUMC's mixed-use development is anticipated to have a development value of \$25 - \$30 million that will correlated to \$100's of thousands of dollars of new annual tax revenue to the city in the form of property tax and sales tax.

CITY COUNCIL HEARING DATE: May 4, 2020

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: None

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: None

STAFF: Michelle Alexander, City Planner
Mike Mason, Public Works Director
Hugh Richardson, Power Director
Loretta Washington, City Engineer
Artie Jones, III, Economic Development Director

ATTACHMENTS:

- 2012 College_Park_TOD (PDF)
- Redevelopment Plan text - 2020 QAP (PDF)
- College Park TOD Addendum Final for Re-Adoption (PDF)
- 2012 College_Park_TOD_re-approved highlighted (PDF)

Review:

- Artie Jones Completed 04/23/2020 12:51 PM
- Michelle Alexander Completed 04/24/2020 6:23 PM
- Rosyline Robinson Completed 04/26/2020 11:08 AM
- Mike Mason Completed 04/27/2020 8:43 AM
- Hugh Richardson Completed 04/23/2020 1:44 PM
- Loretta Washington Completed 04/27/2020 11:16 AM
- Terrence R. Moore Completed 04/29/2020 3:29 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM



COLLEGE PARK

TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN AND MARKET FEASIBILITY STUDY

THE CITY OF COLLEGE PARK | FULTON COUNTY, GEORGIA

FINAL REPORT



Prepared By:

ATKINS

Real Estate RESEARCH
CONSULTANTS

A collaboration between the City of College Park, MARTA (Metropolitan Atlanta Rapid Transit Authority), TOD / Community Stakeholders, and Real Estate Research Consultants

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1.1 Executive Summary

1.11. Introduction

Atkins was selected in October 2011 to lead a master planning effort focused on the design and implementation of a transit oriented development (TOD) for the College Park MARTA station and surrounding area. Aiming to capitalize on its unique location, history, and linkage to various transportation opportunities, the City of College Park embarked on an ambitious strategy to become one of the most desirable transit oriented communities in Georgia. There were many assets on which to build upon—a large urban historic district and structures, a unique setting that is in close proximity to Atlanta, a rich transportation history that includes linkage to the Hartsfield-Jackson Atlanta International Airport, Interstates I-85 and I-285, the CSX railroad, and Metropolitan Atlanta Rapid Transit Authority (MARTA). Prior master planning activities outlined a plan for development to capitalize on the substantial potential that is evident in College Park. The City identified potential target sites within that defined study area. Working with the Atlanta Regional Commission, MARTA, a diverse stakeholder group, city staff, local business leaders, and residents, the design team formulated an ambitious vision for the TOD and existing core downtown area.

1.12. Goals of the Project

The overarching goal of our assignment was to build on this early conceptual work contained within various past studies to create a detailed template for growth over the next decade. To achieve this goal, our team drew upon several framework documents to refine our vision.

The first of which was the recently adopted TOD guidelines developed by MARTA. These policies were developed to provide a common frame of reference or vocabulary for the community of potential TOD locations. These guidelines set out a general direction for each station within the overall system and examples of specific strategies and techniques for potential developments surrounding those stations. Our proposed development is aimed to respect these

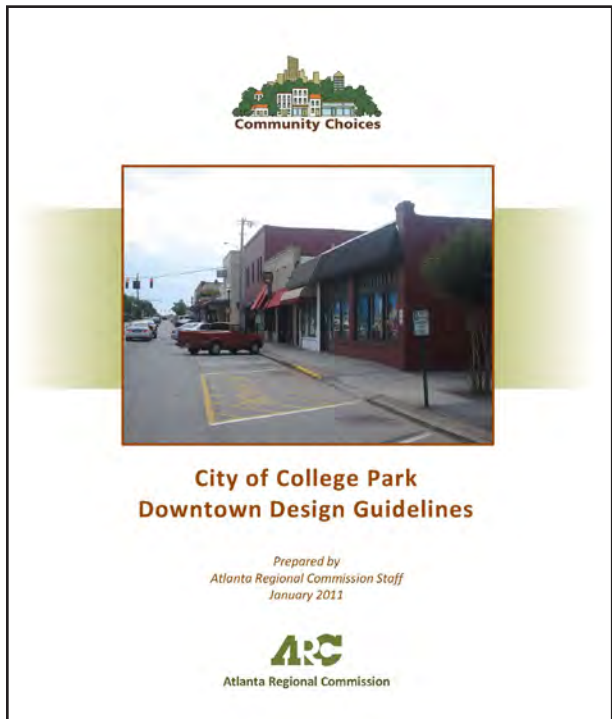


policies so that the end product is one that can be implemented by MARTA and future development stakeholders.

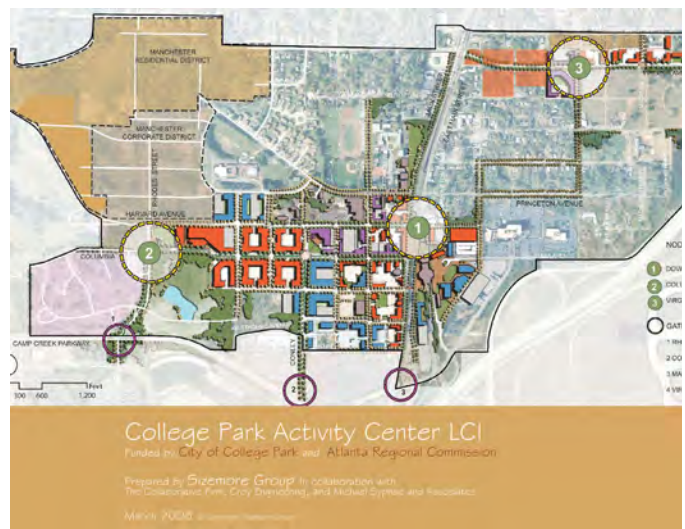
boundaries. It is the intent of the TOD project to provide a master plan that aligns with these guideline goals.

The City of College Park also has in place a set of downtown development guidelines that were prepared by ARC in 2011. A majority of the proposed TOD development resides within these district boundaries. The intent of these design guidelines are to serve as standards for all new development and redevelopment within downtown College Park. These development standards provide for a uniform landscape and urban design theme throughout the district's

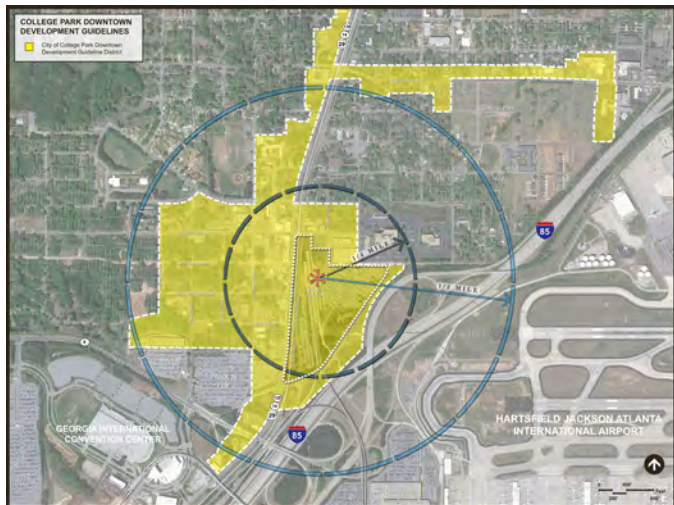
Lastly, our design is intended to build upon the prior comp plan and LCI studies. With community input and involvement focused throughout the entire process on this specific area within the community, we have been able to provide a design with a much greater level of detail than prior studies could attain.



City of College Park Downtown Development Guidelines.



City of College Park Activity Center LCI Study.



City of College Park Downtown Development Guidelines Boundary & District Map.



LCI Study Master Plan - Enlargement of City of College Park Downtown and MARTA Site.

1.13. TOD Stakeholder Group

Prior to the project kick-off meeting a diverse group of stakeholders was assembled by the City of College Park Staff. The core group steering committee was made up of members of the Main Street Association, developers, architects, brokers, real-estate professionals, BIDA board members, city, council and staff members, county staff, clergy, Hartsfield-Jackson representatives, MARTA, FAA, bankers, GICC, and residents. A total of five public meetings were held along with additional meetings at the staff level with the City and MARTA. These groups provided their collective expertise and experiences to create an exciting, accessible, inclusive, and sustainable development for the City of College Park and the Atlanta region.



TOD Stakeholder Group and Meeting Participants

Name	Organization/Role
Tom Carpenter	Main Street Association/Developer
Randy Zaic	Resident/Architect
Johnny Easterling	The Wiley Real Estate Group/Broker
Robbie Roberts.....	Red Door Realty/Broker & Resident
Rod Mullice	Newmark Knight Frank/Broker
Frank Giles.....	GICC/Parking Manager
Edrick Harris.....	HJ Russell & Co/Developer
Aaron Daily	Historical Concepts/Architect
Shelley Lamar	HJAIA/Planning
Michael Green	BB&T/Banker
Rusty Slider	Woodward Academy/Vice President for Admissions
Eileen Murphy.....	CPHNA/Board Member & Resident
Beth Sanders.....	College Park First United Methodist Church/Pastor
Jeff Green	College Park BIDA/Board Member & Resident
Jon Ritt.....	College Park BIDA/Board Member & Resident
Connie Johnson	MARTA Senior Development Associate
Ambrose Clay.....	City of College Park/Council Member
Jason Myrick	SunTrust Bank/Banker & Local Business
Ginger Blackstone.....	Resident

Staff

Barbra Coffee.....	City of College Park/Economic Development
Bill Johnston.....	City Planner
Erica Rocker.....	City of College Park/Main Street Manager
William Moore	City of College Park/Engineering

Consultants

Rich Rohrer.....	Atkins
John Boudreau.....	Atkins
Chad Hayes	Atkins
Don Carnell.....	Atkins
Todd DeLong.....	Real Estate Research Consultants
Jared Lombard.....	ARC

MARTA Meeting Participants

Ted Tarantino.....	Manager, Joint Development
Connie Johnson	Senior Development Associate
John Crocker	Director of Development and Regional Coordination
Brittany Lavender.....	Service Planner II
Jolando Crane	Senior Service Planner
Monte Howard	MARTA Bus Operations
John McMath.....	MARTA Bus and Rail Scheduling
Greg Floyd.....	Senior Landuse Planner
Ravi Sharma.....	MARTA Architect
Major N. Easting.....	MARTA Police Department

City Development Committee Meeting Participants

Oscar Hudson.....	City of College Park/Building Safety
Terry Anderson.....	College Park Power
Hugh Richardson.....	College Park Power
Brian Steele	College Park Fire
Barbra Coffee.....	City of College Park/Economic Development
Bill Johnston.....	City Planner
Erica Rocker.....	City of College Park/Main Street Manager
William Moore.....	City of College Park/Engineering

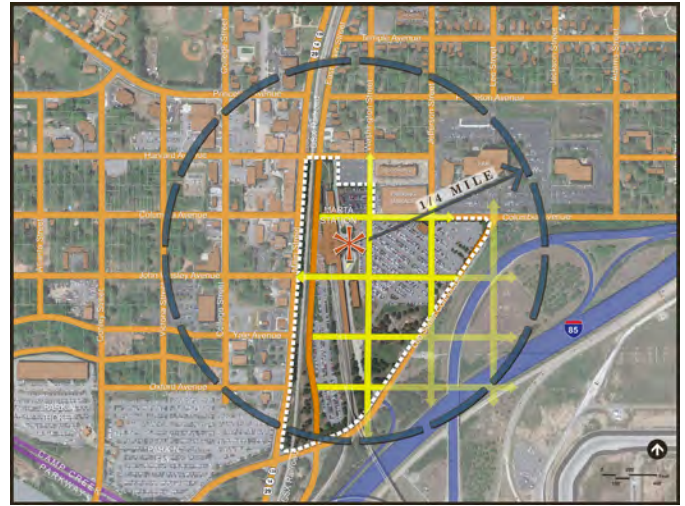
Additional Meeting Participants

Bob Ellis.....	Main Street Board member, Local Business
Fritz Engelmann	Resident
C. Derda	Resident
Bo Causey.....	Main Street Board Member, Resident
John Aldridge	CPHNA President, Resident
Jean Clay.....	Resident
Betsy Easton.....	Resident
Sidney Douse.....	Resident
Quintasha Swanson	Resident
Stuart Gulley	Woodward Academy President, Resident
Monica Williams	HJAIA
Michael D. Martindill	Tim Haahs & Associates, Inc.

1.14. Design Process

The first phase of the design process involved an extensive due diligence study. Information was assembled regarding existing and future land use maps, zoning, land ownership maps, pedestrian and bicycle accessibility, public transportation routes, on- and off-site parking location and availability, and infill opportunities. Due to the location of the station and proximity to Hartsfield-Jackson Atlanta International Airport, a complex series of airport restrictions were evaluated. These included object free and runway protection zones, height restrictions, and noise contours. An opportunities and constraints graphic was generated from the data gathered. A detailed presentation was provided to the stakeholder group outlining the opportunities and constraints, as well as MARTA and College Park development guidelines prior to design. A group ranking exercise was also given to the group to gain input on building style, scale, and appropriate land uses for the district. A meeting was held with MARTA to obtain staff input and provide due diligence information.

Phase two marked the beginning of the design phase. An open public charrette process was led by the Atkins design team and resulted in three unique design concepts. From these three concepts, a preferred plan was generated. The preferred plan was presented back to the stakeholder group, MARTA, and city staff for review and comment. The final design incorporated input from all groups involved.



Historic Street Grid Map.



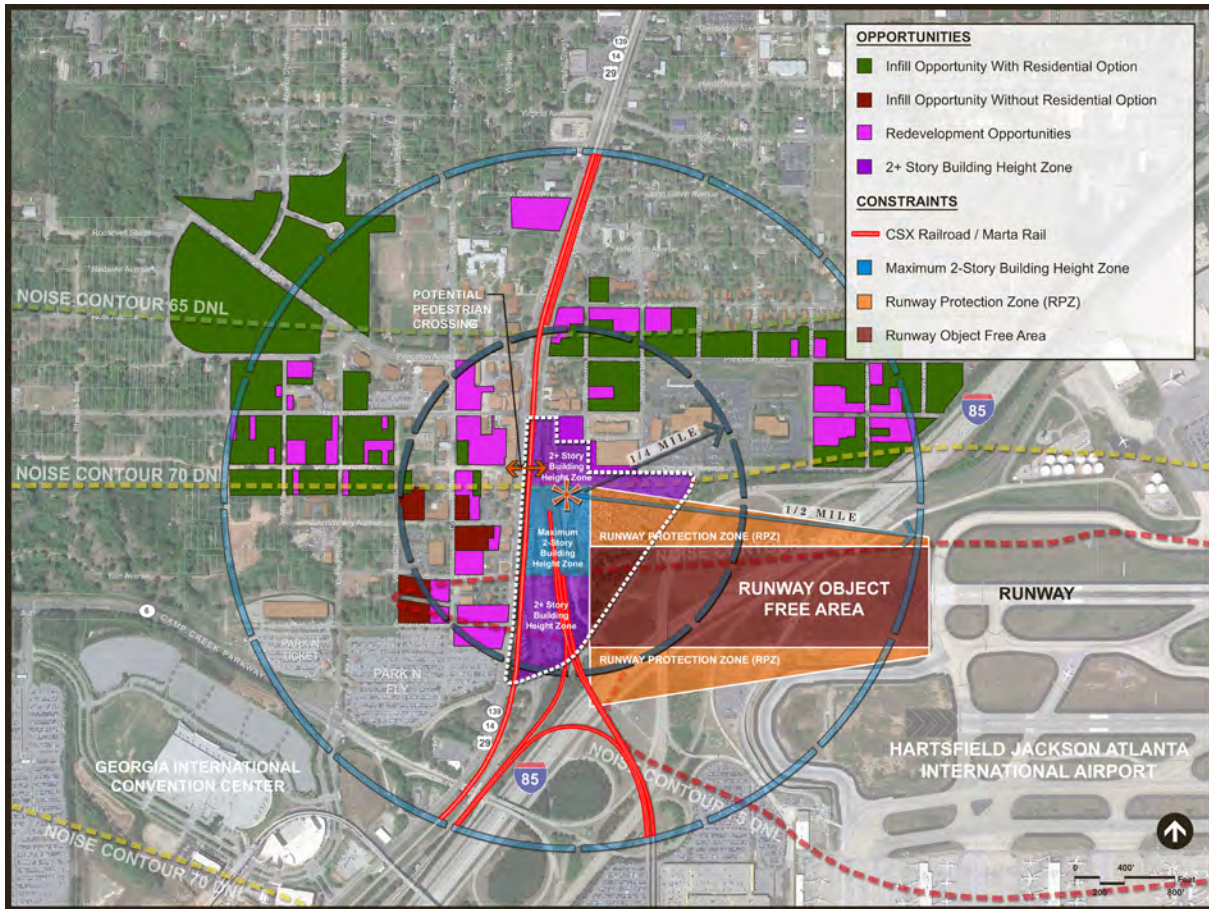
Airport Height Restriction Map.



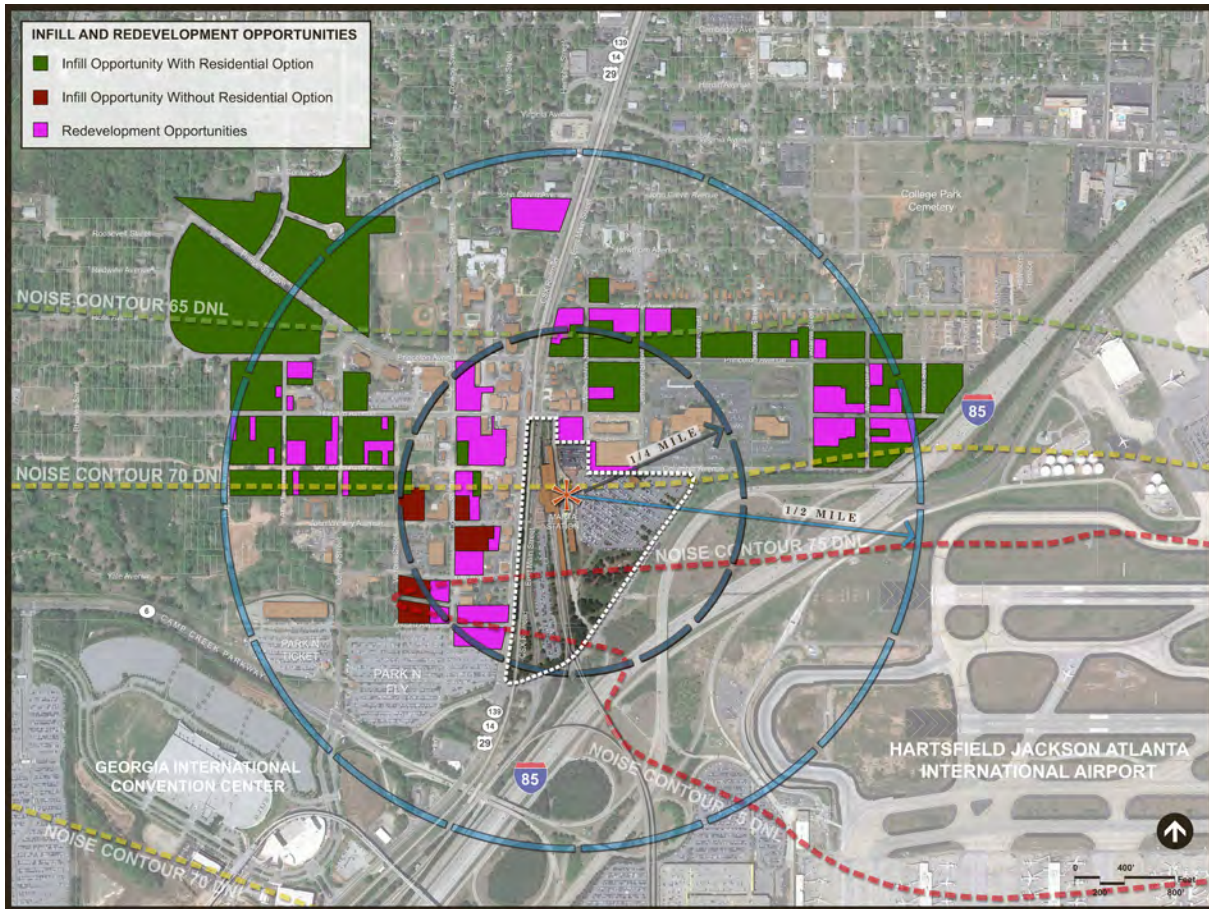
Historic District Boundary & Parcels.



Airport Sound Contour Map.



Opportunities and Contraints Map.



Infill and Redevelopment Opportunities Map.

1.15. Existing & Future Market Conditions

Sitting at the doorstep of the Hartsfield-Jackson International Airport, the City of College Park is the gateway to the Atlanta region. In addition to hosting one of the largest employment centers in the region, the city boasts the second largest convention center in the state of Georgia. For these and other reasons, the city is logically well positioned for future economic growth, but obstacles and barriers have made it difficult to capitalize on its location and proximity to major employers.

Real Estate Research Consultants, Inc. (RERC) was retained as a subconsultant to Atkins to assist the City in creating a concept for Transit Oriented Development (TOD) near the city's downtown MARTA station. RERC's role was to evaluate and analyze existing market conditions as well as future potential demand for TOD in downtown College Park, focusing on areas within one-half mile of the station. The following are selected key findings from this analysis:

Background:

- College Park provides easy access to the busiest passenger airport in the U.S., the second largest convention center in the state, and nearly 60,000 employees. There are substantial assets that are not fully being leveraged.
- Population in College Park decreased by approximately 31% between 2000 (20,382) and 2010 (13,942). The decrease is mostly attributed to the expansion of the airport, which led to the demolition of many of the city's residential neighborhoods.
- The owner/renter split of occupied housing units in the city is 26%/74%, compared to 66%/34% in the Atlanta MSA and 54%/46% in Fulton County.
- The median household income in College Park (\$30,220) is notably less than Fulton County (\$56,709) and the state (\$54,344), and their trends over the past 10 years indicate few signs of improvement.
- Nearly 60% of the households within the city earn less than \$35,000 per year. 54% of the employees in the city (regardless of where they reside) earn more than \$40,000 per year.

Market Context:

- College Park is a major employment center in the region with nearly 60,000 jobs.
- Only 12% of the city's residents work in the city, creating a substantial jobs/housing imbalance. In other words, 88% of the jobs in the city are filled by individuals who commute from areas outside the city.
- 71% of the nearly 60,000 jobs within the city are in the transportation and warehousing industry.
- College Park's retail market has remained unchanged over the past 12 years. Only 310,000 SF of retail space were added to the supply since 2000. Only 7,690 SF of retail were added within one-mile of the MARTA station.
- Retail occupancies experienced a gradual decline over the past 12 years, however, occupancies within 1.0-mile from the station dropped at a much higher rate.
- Despite oversupply of retail and declining occupancies, lease rates have not changed much in the city.
- Limited new commercial development can be found in areas easily accessible to major roadways, but new commercial development in the downtown core and near the station has been negligible.
- The office market in College Park has also remained relatively unchanged since 2000. No additional space has been added to the inventory within 0.5 miles from the MARTA station in the last 12 years.
- Gateway Center I, located adjacent to the Georgia International Convention Center (GICC) and within one mile from the MARTA station, added 128,396 SF of office space to the total available inventory. The building is about 90% leased.
- Between 2000 and 2006, nearly 70,000 single and multifamily permits were issued in the Atlanta MSA each year. In 2011, only 8,692 total permits were issued.
- College Park experienced similar trends with zero total permits issued in 2010 and seven total permits issued in 2011. Between 2003 and 2006, the city issued 292 single family and 104 multifamily permits.

- Residential activity has shown few signs of a comeback despite the removal of nearly 3,000 housing units and an economic base of nearly 60,000 employees.
- College Park’s stability in terms of job counts (regardless of each respective employee’s place of residence) may be attributed to the direct and indirect employment related to the Hartsfield-Jackson International Airport.
- The city is well positioned to capitalize on development activity near the airport, particularly from city-owned properties recently bought from the City of Atlanta.
- Employment and activity centers will continue to draw interest, but they also have the potential to cannibalize potential growth in the city’s core.
- Retail analysis considers demand generated by three primary groups – residents/households within the market area, visitors to the GICC, and non-resident workers within the city.
- Demand for new office space is based on the city’s historical share of office development in Fulton County. This methodology assumes demand for space in the near future will be filled by existing vacancies first, with greater growth potential in 10 to 15 years.
- If there are no significant public investments or initiatives implemented to target TOD activities near the station, there will likely be minimal market response from the private sector.
- Demand for future growth will be constrained by declining population and households within the market areas.
- Assuming the public sector does intervene, the analysis evaluates the potential to implement the Preferred TOD Plan designed by Atkins.
- The preferred plan calls for:

Use	Square Footage	Units/Rooms
Single Family Residential		11
Multifamily Residential		562
Retail / Service	221,550	
Office	134,700	
Hotel		150

- The plan is estimated to create 573 new households, or 1,375 residents, and over 1,000 new jobs.
- These new households would generate approximately \$32,776,000 in total household income.
- Employees generate nearly \$170,000,000 in potential expenditures, but only a small portion of these expenditures can be captured near the station.
- While the type of visitors to the city includes family/personal, business, and airport related visitors, the analysis focuses on the visitation associated with the activities taking place at the GICC.
- The estimated 800,000 visitors to the GICC represent approximately \$100,000,000 in total retail expenditures. Again, only a small percentage of these expenditures are likely to be captured within the primary trade area.
- Total estimated demand is shown in the following table.

Retail / Service Demand Generator	Demand @ Build-out (SF)	
New Residents/Households	18,000	- 22,000
Existing & New Non-resident Workers	102,000	- 131,000
GICC Visitors	61,000	- 78,000
Total	181,000	- 231,000

- New residents would account from about 10% of all demand, while visitors and employees would account for 34% and 56%, respectively.
- Between 110,000 and 141,000 SF of office space can be supported over the next 25 years.
- The potential to support additional residential development depends on a mix of redevelopment policies, removing, or limiting, negative perceptions such as crime and blight, and developing parcels in such a manner that creates a sense of place in the downtown core.
- As evidenced by the opening of the 142-room Hotel Indigo in downtown and the completion of a \$3,000,000 renovated Holiday Inn and Suites, the city's location proximate the airport and the GICC provides increased opportunities for hotel development.
- At least an additional 120 to 150 rooms could be supported in the downtown area over the next 25 years. Additional rooms could be supported as visitation increases at the GICC.

- With significant public sector support and involvement, the analysis undertaken indicates the TOD plan designed by Atkins for the City could be reasonably supported over the next 25 years.

Strategies:

- The demand for each of the uses described above depend significantly on major public intervention in terms of redevelopment initiatives allowable under state and federal law.
- Georgia has a number of redevelopment programs that can be combined or used discretely. Some of these include: tax allocation districts; the Urban Redevelopment Act; Enterprise Zones (currently applied in the city); Opportunity Zones; revolving loan funds; property taxes (dedicated millage to support development); special assessments and special benefit fees or charges to support redevelopment; sales taxes to support redevelopment; user fees/charges/surcharges; developer fees, exactions, or charges; federal spending, grants, and other special funding; and privatization and partnerships.

Funding Option	PROS						CONS					
	Easily implemented	Easily administered	Strong revenue potential	Low to moderate political risk	Flexibility in use	Good source of support for debt financing	Some difficulties in implementing	Relatively difficult to administer	Limited revenue potential	Relatively high political risk	Less Flexibility	Limited support for debt financing
Tax Allocation Districts			X	X	X	X	X					
Use of the Urban Redevelopment Act	X	X			X				X			X
Enterprise Zones	X	X		X					X		X	
Revolving Loan Fund	X	X		X					X		X	X
Opportunity Zones	X	X		X					X		X	X
General fund	X	X								X		
Dedicated Property Taxes		X			X	X				X		
Special assessments	X		X	X	X	X		X				
General sales taxes		X				X	X		X	X	X	
User fees	X	X		X					X		X	X
Developer fees	X			X					X	X	X	X
Federal spending, grants, other				X					X		X	
Privatization			X	X	X	X	X	X				

- Substantial deviation from the plan could have a material impact on the demand for retail, service and entertainment space adjacent to the MARTA station. The timing of the new demand depends upon market conditions turning around to allow for redevelopment with a mix of uses around the station area. These conditions are not likely to change in the next two to four years, but it would be important for the City to begin planning their implementation and redevelopment strategies to assure it is ready when the market appears ripe for redevelopment.
- There are a variety of the strategies for the City to consider, most of which depend on the tools selected and the availability of financing/funding.
- The city should focus on a series of small catalytic projects intended to increase private investment and private sector interest in the target area. Successful short term strategies can be leveraged to create and sustain long term value.
- Near term opportunities include residential, retail, and parking development near the station. Attracting new residents to the downtown core to take advantage of the city's proximity to a major employment center, easy access to MARTA, and major highways is critical to successfully achieving significant and meaningful redevelopment.
- Parking infrastructure should not be planned on a project by project basis, but should address the parking needs for a district, or larger area.
- Based on current economic and market conditions, other uses, such as office and hotel, will require some time to be viable in the market place. Additional hotel rooms may be warranted as visitation increases to the GICC.
- Implementing the plan as presented would generate significant tax revenue for the City and other affected taxing entities.

Use	Units/SF	Total FMV	Assessed Value		Ad Valorem Revenue	
			Real	Personal	City of College Park	Fulton County
Residential						
Single Family - For Sale	11	\$ 1,925,000	\$ 770,000	\$ 115,500	\$ 10,236	\$ 25,948
Multifamily - Rental	562	56,200,000	22,480,000	3,372,000	298,849	757,541
Office	134,700	21,888,750	8,755,500	1,313,325	116,396	295,047
Retail	221,550	36,001,875	14,400,750	2,160,113	191,444	485,283
Hotel	150	11,250,000	4,500,000	675,000	59,823	151,643
		\$ 127,265,625	\$ 50,906,250	\$ 7,635,938	\$ 676,748	\$ 1,715,462

- The retail and hotel uses within the program also generate sales tax revenues flowing directly into the City's coffers.

Sales from:	Taxable Sales	Sales Tax Revenue ¹	
		City of College Park	Fulton County
Retail	\$ 57,879,938	\$ 578,799	\$ 1,157,599
Hotel	3,094,744	30,947	61,895
Total	\$ 60,974,681	\$ 609,747	\$ 1,219,494

- Potential tax revenues generated by new development is particularly important since several of the redevelopment tools discussed in this analysis, such as tax allocation districts and their ability to utilize tax increment financing, are based on successfully increasing the city's tax base.

2.1 College Park Neighborhood

2.11. Location

The City of College Park comprises about 10 square miles just southwest of the City of Atlanta. The incorporated area is split between two counties – Fulton and Clayton Counties – but lies predominantly within Fulton County. The City is easily accessible through its proximity to Interstate Highways I-85 and I-285, U.S. Highway 29, the Hartsfield-Jackson Atlanta International Airport, and its connection with Metropolitan Atlanta Rapid Transit (MARTA). The city has a population of approximately 14,000. The city lies within an area that is characterized with hills and flat plains.

2.12. History

The city was originally established in 1890 as the City of Manchester, but became known as the City of College Park in 1896. It was situated along the Atlanta-Westpoint Railway. The city's name was derived from being the home of Cox College and the Southern Military Academy (later to be named Georgia Military Academy). Cox College closed in 1938, but several of the buildings are still in use today. City Hall, the city auditorium, a public library, and McClarin High School are located on the old Cox College campus. The Georgia Military Academy became Woodward Academy after the military program was eliminated in 1966. This private school is the largest independent day school in the continental United States and is known as one of the top education institutions in the state. The City's rich heritage and strong ties to education is still evident today within the fabric of central business district. The east-west avenues in College Park are named for Ivy League colleges, and the north-south streets are named for influential College Park residents. Because of its accessibility and location, the city continues to serve as a gateway to the Atlanta region.

3.1 Phase One - Inventory and Assessment

3.11. MARTA TOD Guidelines

MARTA adopted Transit Oriented Development (TOD) Guidelines in 2010. The purpose of these guidelines were to provide a common framework, or vocabulary for designers to reference. They were also to aid MARTA itself to:

- Guide their role as a TOD sponsor for joint development built on MARTA property or connected to the station.
- Guide TOD stakeholders with development that is to occur within the one half mile of their stations.
- Guide TOD advocates with sustainable land use decisions along MARTA corridors.

MARTA staff were involved with throughout the design process giving valuable input and understanding into the workings of the current College Park station. They also were represented in the charrette process and addressed key issues associated with the current station configuration. The MARTA Guidelines were used as a point of reference for the design team and examples of current stations provided by the guidelines were used to illustrate design concepts and densities recommended for the College Park TOD. Meetings were held at key points during the project with MARTA staff to receive input on the designs under consideration. This information was used to make revisions to the preferred plan so that the final product reflected their ideas and address staff concerns.

The MARTA Guidelines were built around four key TOD principles:

1. **Density:** The development within the station area should be compact and dense relative to surrounding areas. This greater density allows more people to live, work, shop, or go to school within walking distance of the station.
2. **Variety of Land Uses:** The development should contain a mix of "live, work, play", uses to create a sense of place that allows people the opportunity to do all they need to do within walking distance to the station.

This mix of uses helps to strengthen the link between transit and development and allows transit to function more cost-effectively.

3. **An Energized Public Realm:** TOD developments are pedestrian-oriented developments that are focused on the quarter-mile radius that most people will walk to the station as part of their daily routine. By creating easy to navigate routes that are accessible, well lit, and have appropriate amenities helps to create a safe environment. Energizing the street level with shops, restaurants, and other active uses improves the experience of the user and increases ridership.
4. **A Creative Approach to Parking:** Parking should be shared as much as possible, taking advantage of multiple uses and reducing the required number of spaces provided. Parking should be designed in such a way that it does not overpower the pedestrian environment. Many users will still come and go by car and will need a place to park, but demand for parking should be reduced due to the number of available transit options.



MARTA Guidelines - Commuter Town Center Diagram.

Station Designation

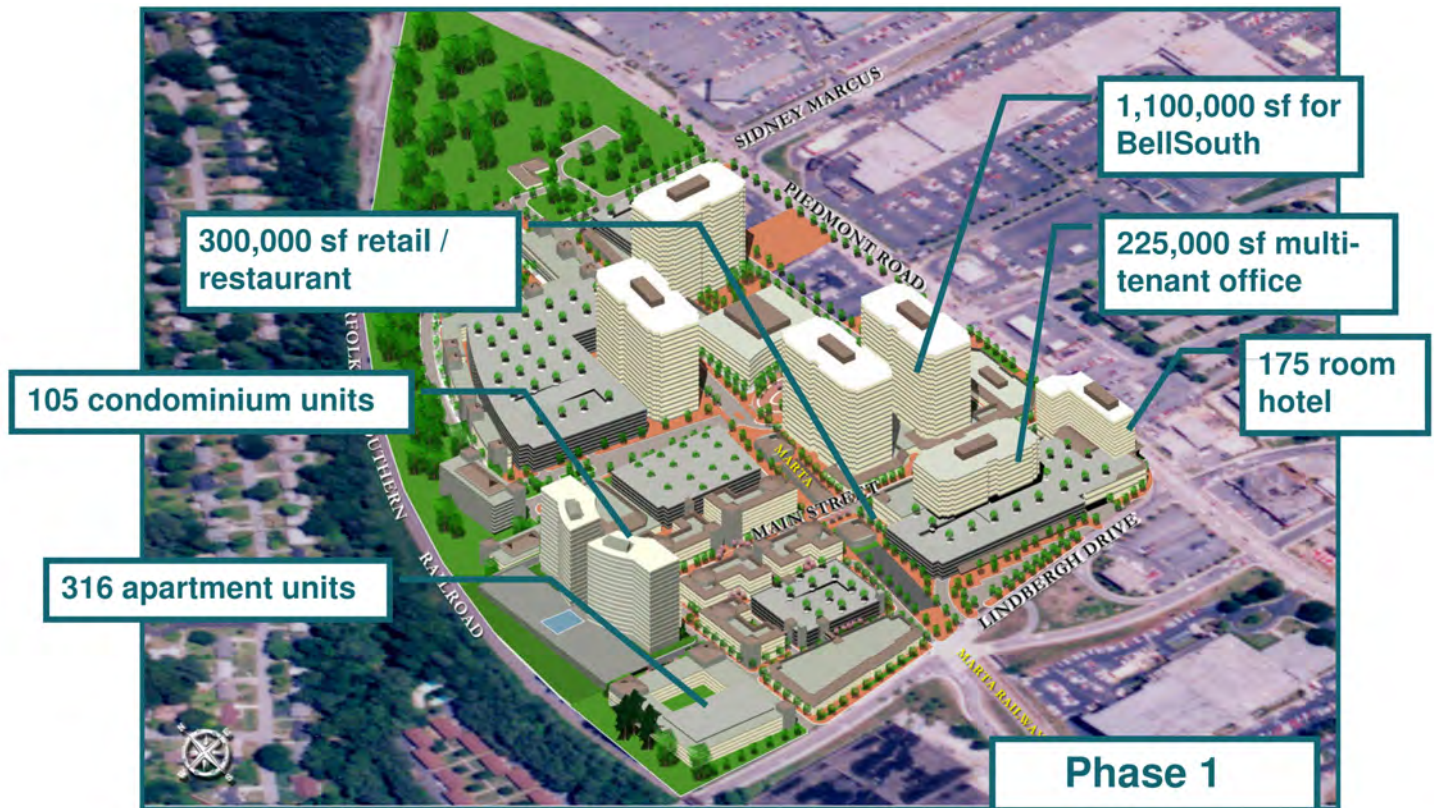
The College Park station is designated as a commuter town center. A commuter town center has the following characteristics:

- Has similar characteristics to a traditional town center
- Contains a mixed-use node
- Is a capture point for commuters
- Has large capacity park-and-ride (1000+ spaces)
- Is designed to accommodate large volumes of local and regional bus passengers
- Must be planned to accommodate large volumes of rush hour commuters traveling in opposite directions:
 - Commuters bound for urban core
 - Reverse commuters traveling to work in commuter town center
 - Is located at strategic points on interstate system
- Has densities of 25-75 residential units per acre and 4-15 story buildings



MARTA Site Diagrams.

Examples of Commuter Town Center Station Types



Lindbergh City Center - Atlanta, GA



- RETAIL
- RESTAURANT
- HOTEL
- OFFICE
- RESIDENTIAL
- CHILD CARE
- STRUCTURED PARKING

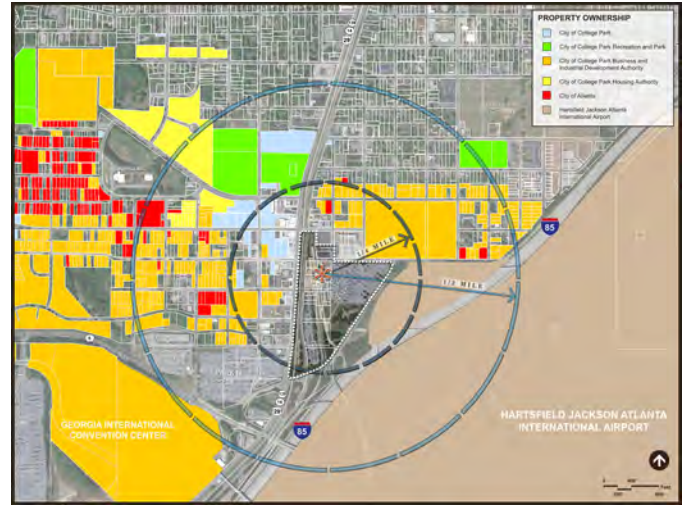
- 32 ACRE SITE
- 2,700,000 S.F. SPLIT EVENLY BETWEEN COMMERCIAL AND RESIDENTIAL USES
- 200,000 S.F. RETAIL
- 3 OFFICE BUILDINGS
- HOTEL
- 65,000 S.F. GROCERY STORE
- FOUR APARTMENT BUILDINGS



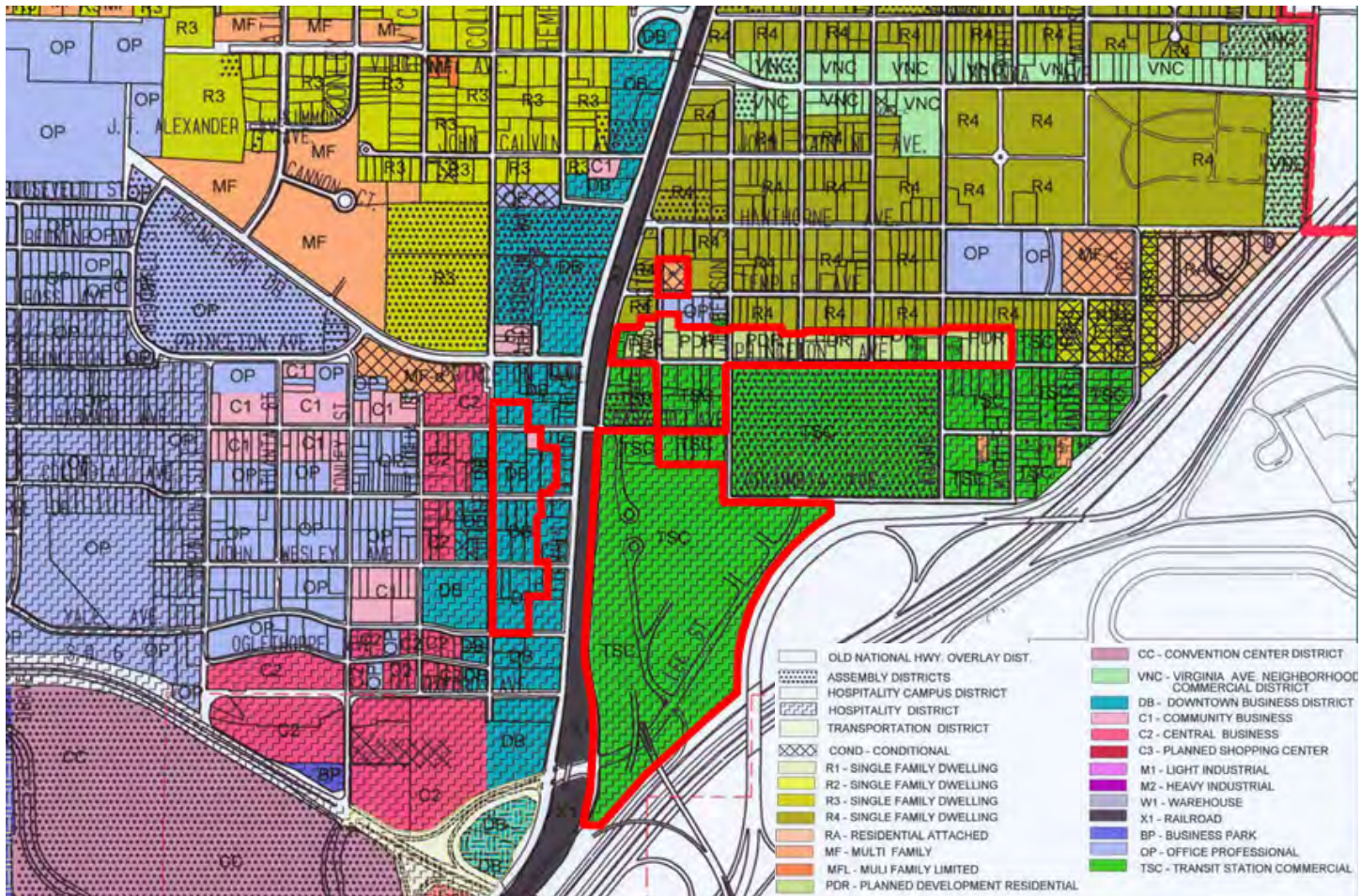
White Flint City Center - Bethesda, MD

3.12. Land Use

The TOD study focused on the station area and the surrounding properties within the one half mile radius of the site. The College Park Station itself is currently zoned as Transit Station Commercial district. The area directly adjacent to the MARTA site to the north and northeast are also in this zoning. Currently these areas consist of the FAA site, a hotel, the First United Methodist Church, residential lots, and vacant properties. West of the property is the historic Downtown Business district. Directly adjacent to the MARTA property to the south and east is property owned and controlled by Hartsfield-Jackson Atlanta International Airport.



Property Ownership Map.



City of College Park Zoning Map.

3.13. Transit

The College Park MARTA Station is classified by MARTA as a commuter town center station along the Red Line and the Gold Line. The station is directly adjacent to a CSX rail line and there is a single shared platform with split access points on either side of the railway.



3.14. Station Users

In 2010, ARC released a survey completed on Transit On-Board Ridership. The survey interviewed riders of all transit systems in the region provides detailed information about specific bus routes and stations. In 2010, ARC released its Transit On-Board Ridership Survey. The survey interviewed riders of all transit systems in the region and allows for detailed information about specific bus routes and stations. The following information was gathered from the ridership relating to the College Park station.

Mode of Transportation to College Park MARTA Station

Mode	Number	Percent
Transferred	424	45.6%
Drove	277	29.8%
Dropped Off	141	15.2%
Walked	83	8.9%
Carpool/Vanpool	3	0.3%
Ride & Walk/Bike	2	0.2%
Total	930	100.0%

Vehicle Availability

Vehicles	Percent
0 vehicle	40.7%
1 vehicle	32.0%
2 vehicle	19.4%
3 vehicle	7.9%
4 or more vehicles	0.0%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Household Size

Persons	Percent
1 person	18.3%
2 person	29.0%
3 person	22.2%
4 person	16.0%
5 person	8.1%
6 or more person	6.4%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Number of Employed Persons in Household

Employed Persons	Percent
0 person	8.6%
1 person	38.6%
2 person	39.3%
3 person	10.1%
4 person	2.3%
5 person	0.7%
6 person	0.5%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Employment Status

Answer	Percent
Yes	74.5%
No	25.5%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Student Status

Answer	Percent
Yes	30.6%
No	69.4%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Driver's License Status

Answer	Percent
Yes	71.0%
No	29.0%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Gender

Answer	Percent
Male	48.4%
Female	51.6%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Age Distribution

Age Range	Percent
under 18	3.8%
18-24	26.3%
25-34	25.2%
35-44	18.3%
45-54	15.7%
55-64	8.6%
65 or older	2.1%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Bus Routes

The College Park station is currently connected to a number of MARTA bus routes. Connecting MARTA bus routes include:

- 82 Camp Creek / Welcome All
- 89 Flat Shoals Road/Scofield Road
- 172 Sylvan Road/Virginia Ave.
- 180 Fairburn / Palmetto
- 181 South Fulton P/R / Fairburn
- 189 Old National Hwy/Union Station

College Park GoBus Program

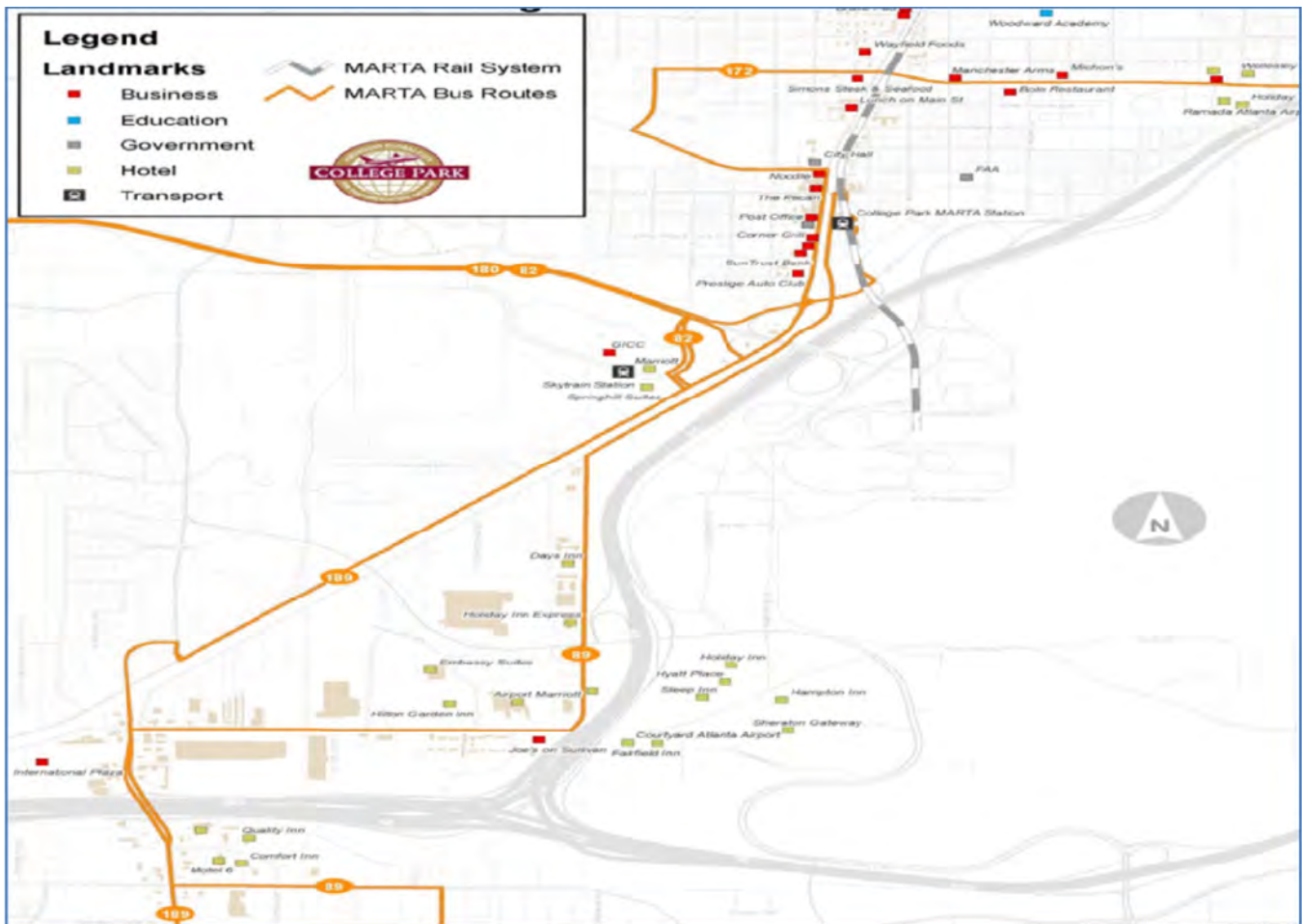
The City of College Park launched a new circulator public transportation system in 2012. This system, made up of seven vehicles powered by compressed natural gas, will begin by operate a lunch time express route between the hours of 11 a.m. and 2 p.m. The bus line is a free shuttle circulating through out College Park and connects the MARTA station, key attractions, places of employment, the College Park business district, education, government facilities, and hotel areas.

Sky Train Station

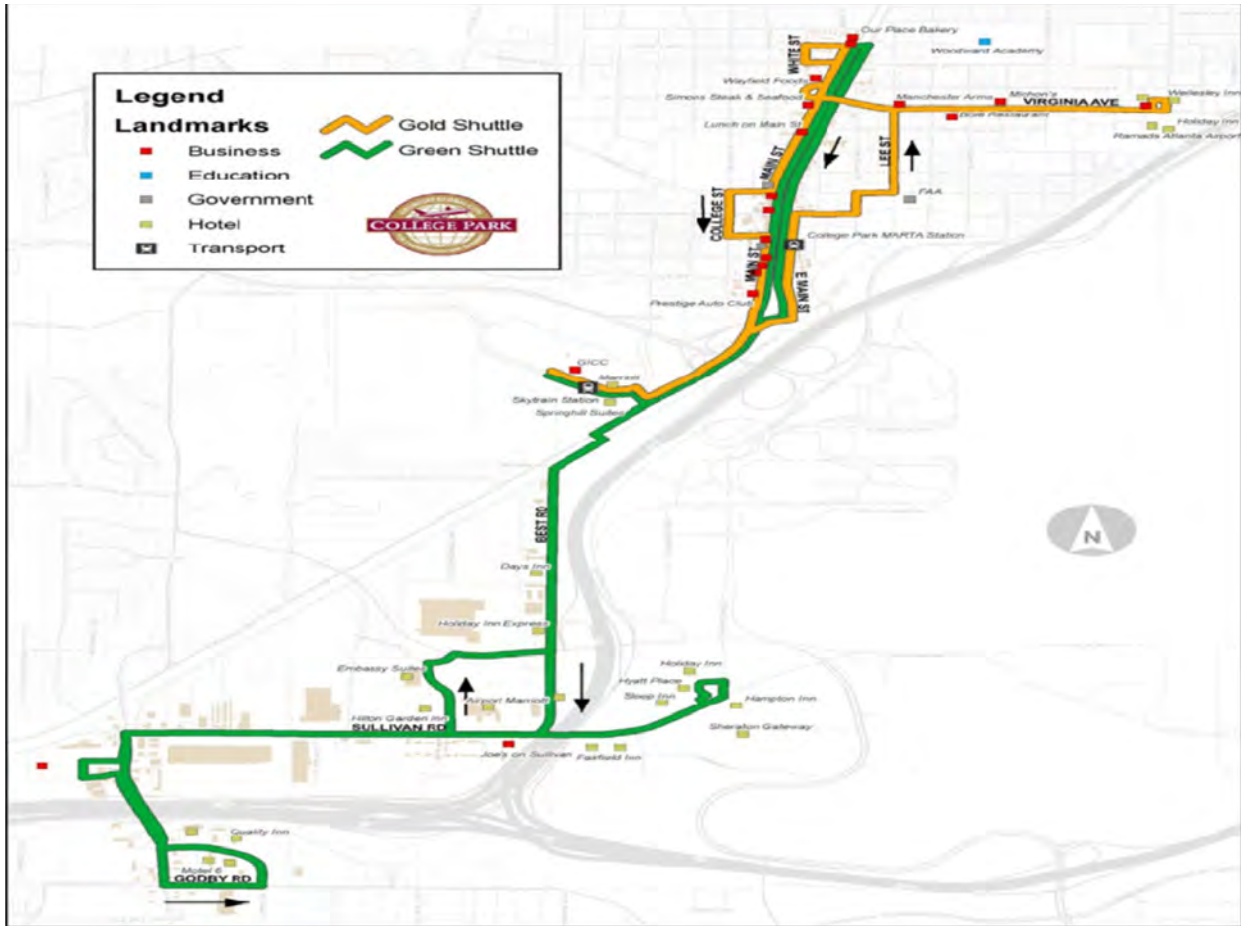
As part of a new rail line connection Hartsfield-Jackson Atlanta International Airport to its new airport Rental Car Center, passengers can exit at its first station located at the Georgia International Convention Center. This new station is located within the City of College Park and is connected to the study area via the GoBus program.



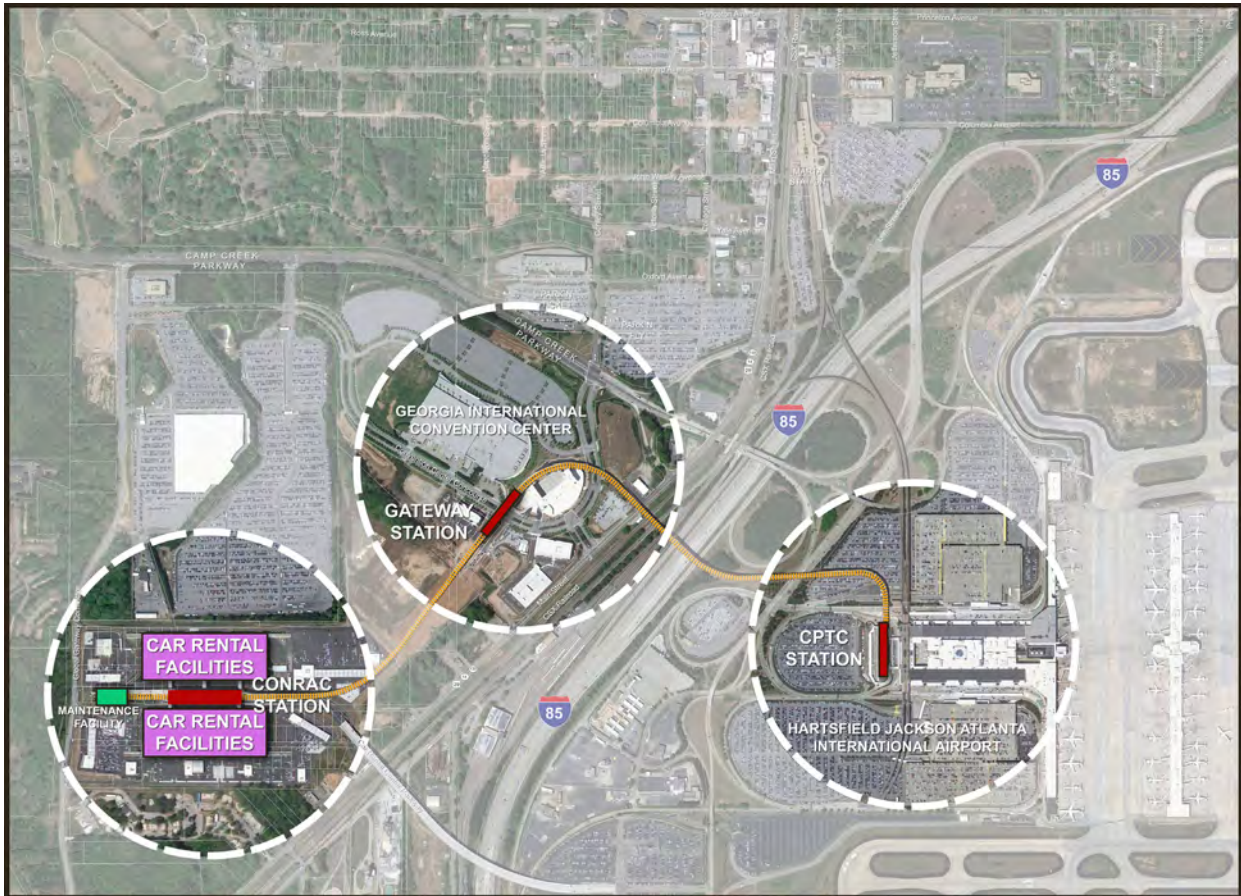
Sky Train Gateway Station at the GICC.



MARTA Bus and Rail Map.



College Park GoBus Program Map.



Sky Train Station Map.

3.15. Parking at the Station

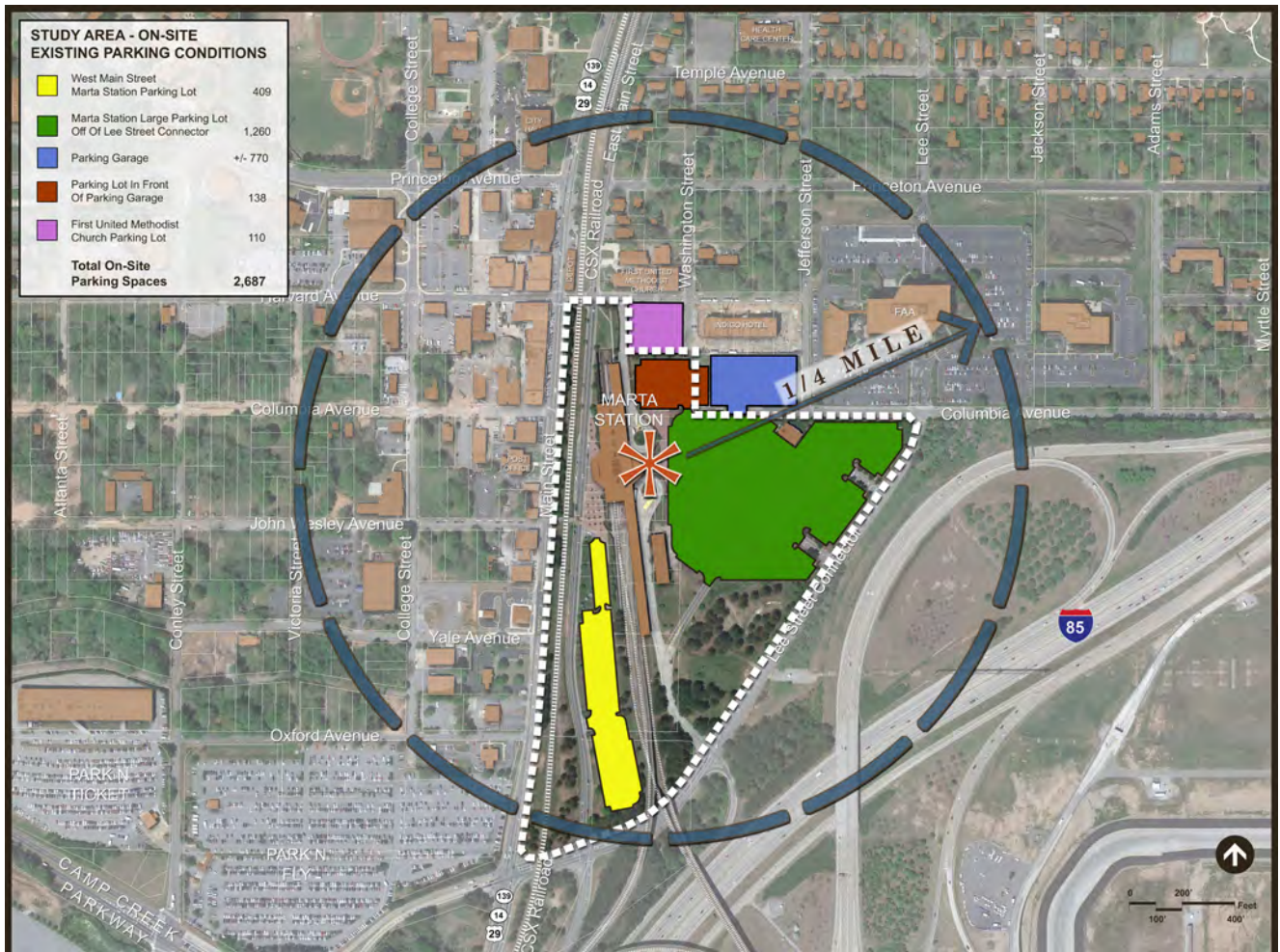
The College Park Station currently has +/- 2687 spaces on site. This total is divided between five lots.

- A MARTA surface lot south and west of the existing station containing +/-409 spaces
- A MARTA surface lot directly east of the existing station containing +/-1280 spaces
- A structured parking lot north and east of the existing station containing +/-770 spaces
- A surface lot directly north of the MARTA station and west of the parking garage containing +/-138 spaces
- A surface lot for the First United Methodist Church on the north end of the MARTA property containing +/-110 spaces

In 2011 the City of College park completed a study of parking with the downtown business core. The parking areas within this study pre-dominantly lie with the TOD study area. Current parking conditions consist of +/- 414 spaces of which 209 were on street parking and 205 were contained within four off street lots. The study indicated that with current demands and a built in supply factor, there is a 103 space surplus in parking through 2020.



Off Site Parking Map.



On Site Parking Map.

Table 1: Current Parking Conditions

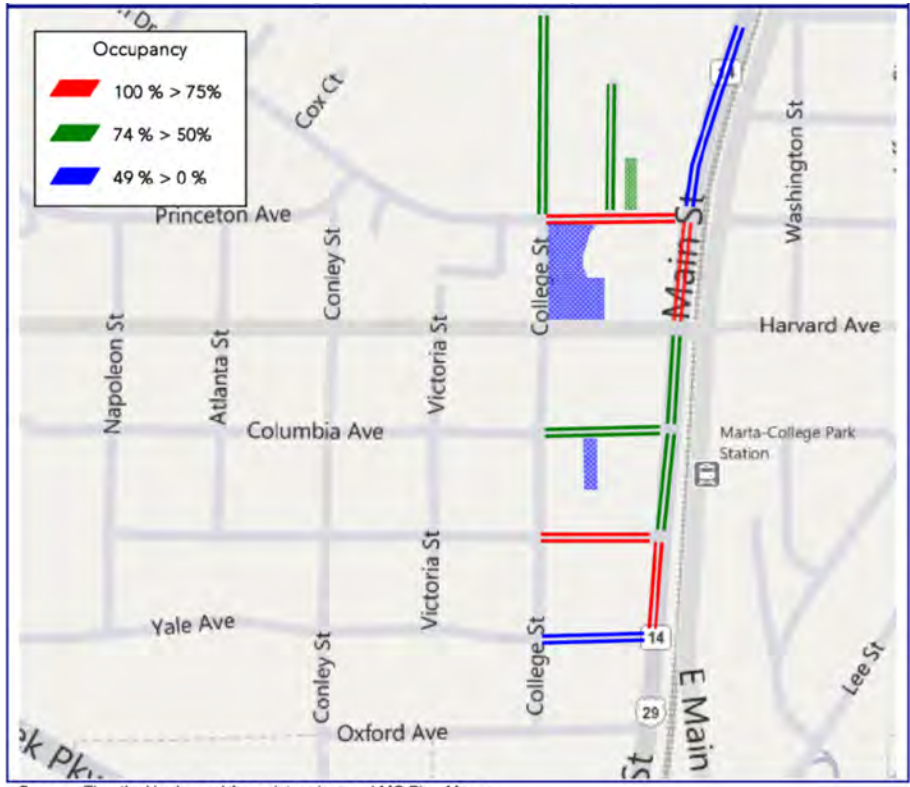
On-Street	Supply	Demand	Occupancy
Main Street	113	56	50%
Princeton Avenue	17	13	76%
College Street	54	37	69%
Harvard Avenue	0	0	-
Columbia Avenue	7	5	71%
John Wesley Avenue	11	10	91%
Yale Avenue	7	0	0%
Sub-Total On-Street	209	121	58%
Off-Street	Supply	Demand	Occupancy
Public Safety Lot	120	31	26%
City Hall Visitor Lot	23	15	65%
Auditorium Way Parking	32	17	53%
Columbia Lot	30	7	23%
Sub-Total Off-Street	205	70	34%
Total	414	191	46%

Source: Timothy Haahs and Associates, Inc. 2010

Table 3: Future Parking Conditions

2010 Parking Supply	414
Effective Supply Factor	85% cushion
2010 Effective Parking Supply	352
2010 Parking Demand	191
2010 Parking Adequacy	161
2015 Parking Demand Growth (Bidg. Occ.)	19
2015 Parking Demand Growth (Population)	10
2015 Total Estimated Parking Demand	220
2015 Parking Adequacy	132
2020 Parking Demand Growth (Bidg. Occ.)	38
2020 Parking Demand Growth (Population)	20
2020 Total Estimated Parking Demand	249
2020 Parking Adequacy	103

Source: Timothy Haahs and Associates, Inc. 2010

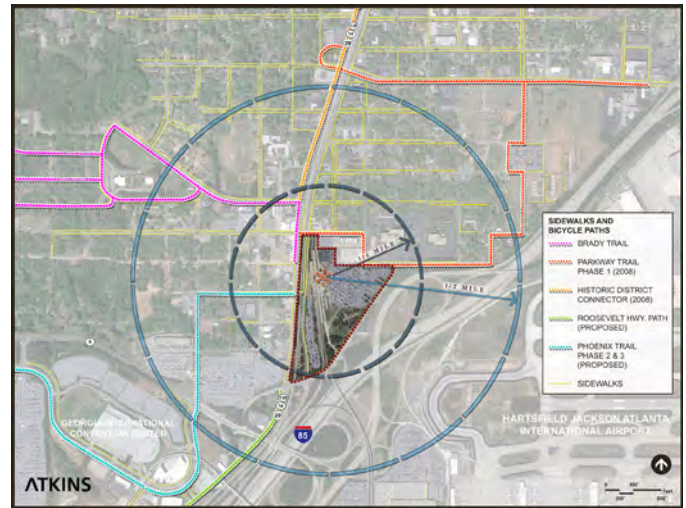


Source: Timothy Haahs and Associates, Inc. and MS Bing Maps

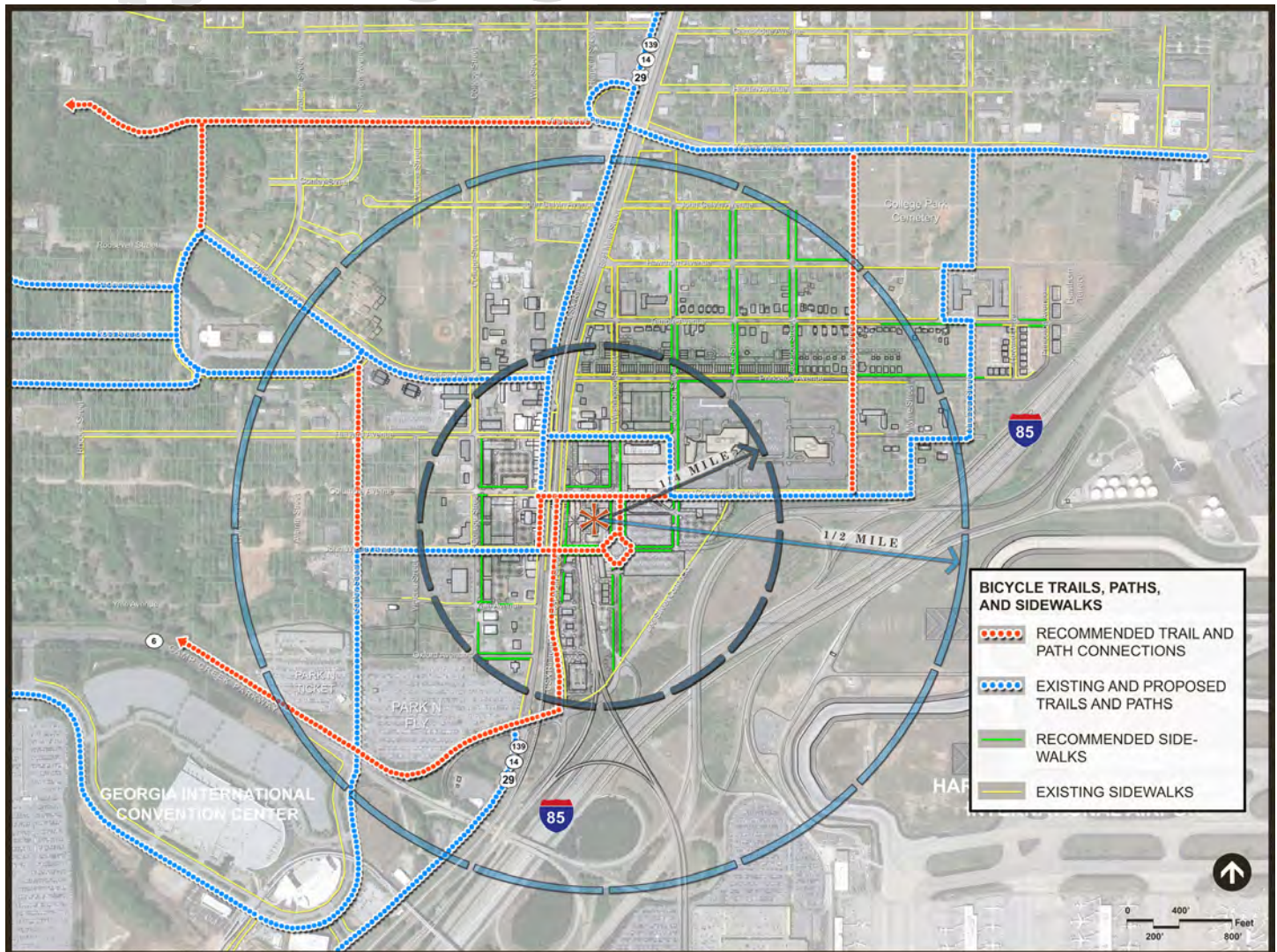
Off Site Parking Occupancy Map.

3.16. Pedestrian and Bicycle Circulation

The current state of connectivity from the surrounding neighborhood into the College Park Station for pedestrians and bicycles is not safe. There are accessibility issues with routes within the study area. The existing sidewalk grid is incomplete and in some areas in poor repair. Broken sidewalks, gaps in the sidewalks, and buckled pavement are common on many streets. There are currently five multi-use trails in place or planned for. The current pedestrian and bicycle circulation system is inadequate and the experience does not encourage non-vehicular transit to the station.



Existing Bicycle Trails and Sidewalk Map.

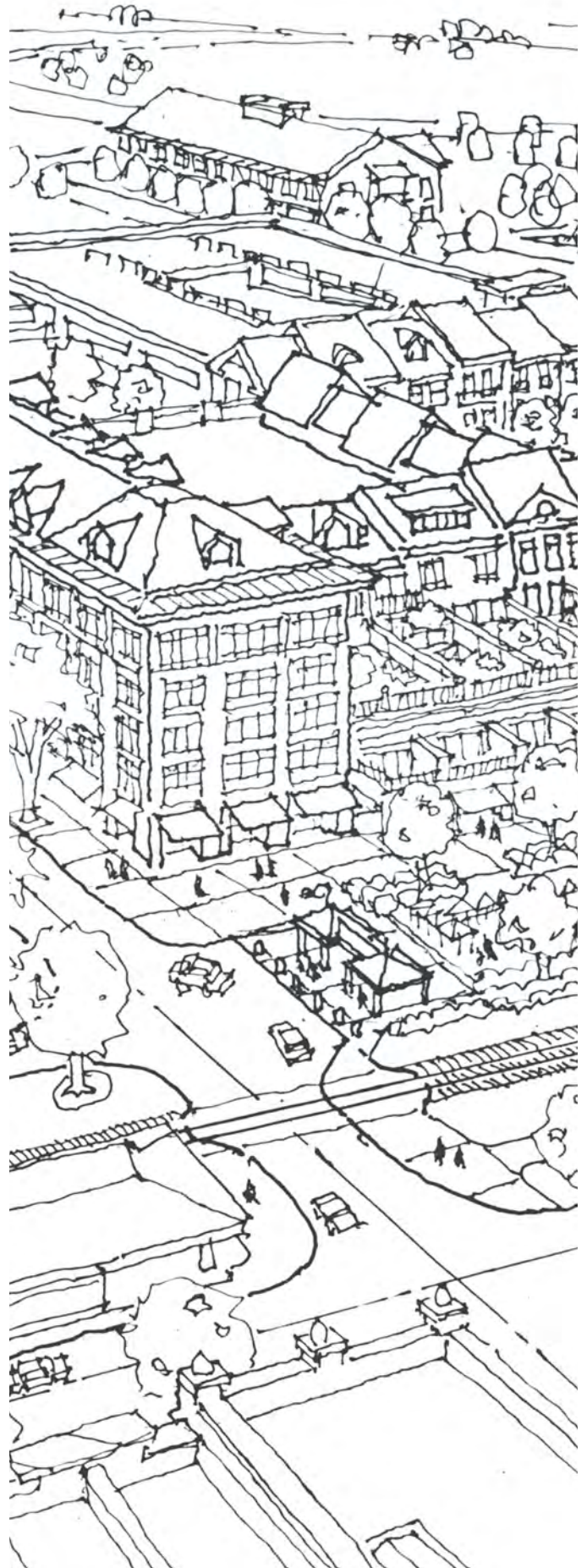


Existing and Recommended Bicycle Trails and Sidewalk Map.

4.1 Phase Two - The Design Process

4.11. The Design Charrette

Phase two marked the beginning of the design phase. An open public charrette was led by the Atkins design team. The charrette was attended by members of the steering committee, as well as residents and local business owners. The group was divided into three teams and each provided their collective expertise and experiences to create unique concepts. At the conclusion of the charrette, each team presented their design and pros and cons of the plans were discussed by the group. The Atkins team took the charrette designs and input and prepared formal master plans of each option. Rendered conceptual master plans, development summaries, and three dimensional massing models were prepared for each. From these options, a draft preferred plan was also prepared and all options were presented back to the charrette participants. Additional input was received from the stakeholders and incorporated into the preferred plan. Subsequent meetings were held with both MARTA and city staff to present the preferred design and receive comment. The Atkins team prepared a final preferred plan for presentation to the group which incorporated the input from all meetings.



Design Charrette Group Presentations.

4.12. Concept One

Concept one contains 5 two-five story mixed use buildings with two containing their own internal parking decks. Two stand alone retail structures and two office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. One main stand alone parking structures is located just east of the MARTA station and will handle MARTA short and long term parking as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 448 residential units and 150 hotel rooms are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential at lower density rates are shown on the north side of Princeton Avenue.

The numbers:

- 193,200 s.f. Retail/Commercial
- 268,000 s.f. Office
- 448 Residential Units
- 150 Hotel Rooms
- 2,506 Structured Parking Spaces
- +/- 4,000 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- Development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option One Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option One Conceptual Master Plan.

4.13. Concept Two

Concept two contains 12 two-five story mixed use buildings with one containing its own internal parking deck. Three stand alone retail structures and three office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. Two main stand alone parking structures are located just east of the MARTA station on both sides of the proposed exit ramp and will handle MARTA short and long term parking as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station surrounded by retail. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 466 residential units are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential are contained within three multi-family buildings and at lower density rates on the north side of Princeton Avenue.

The numbers:

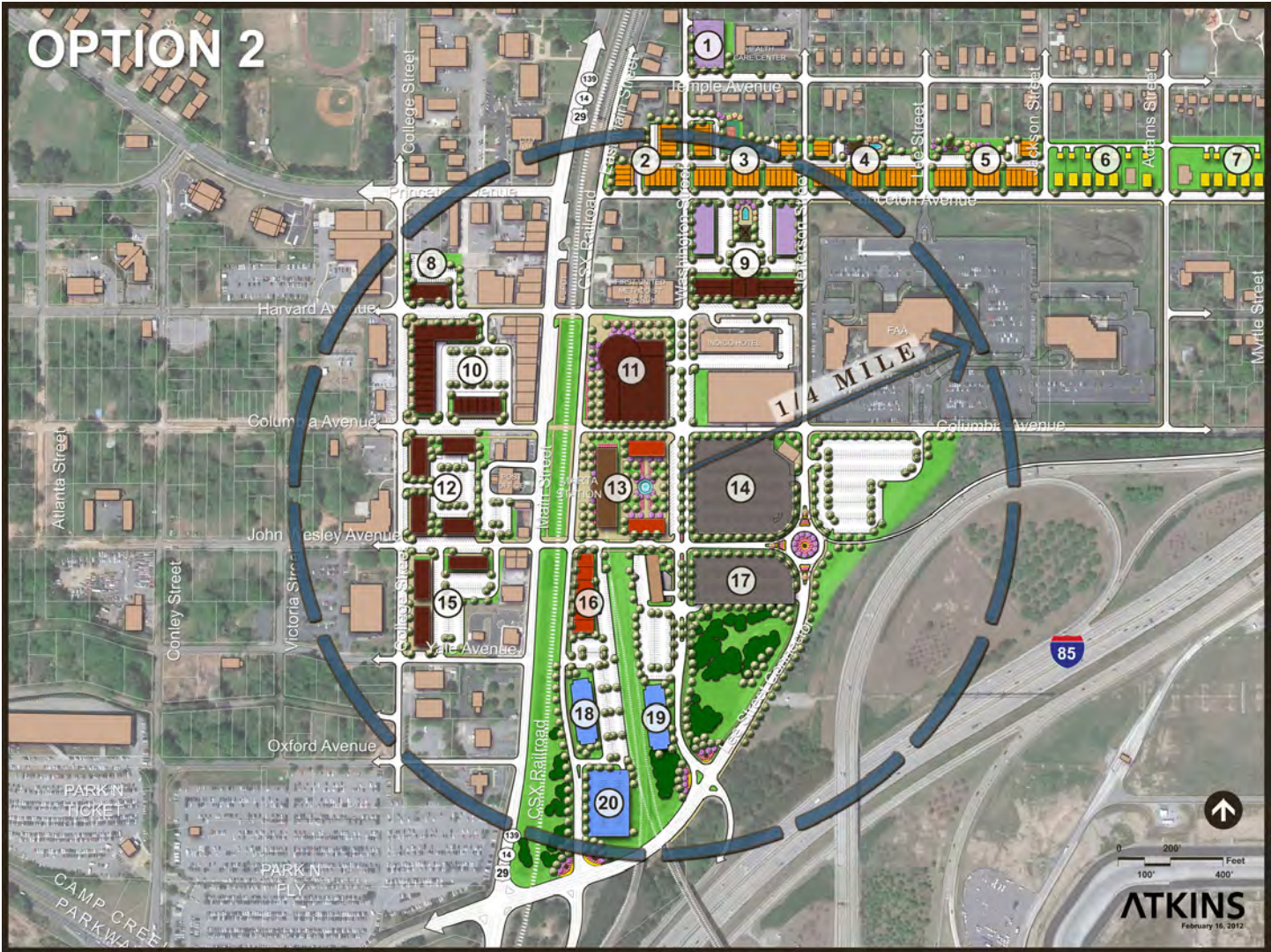
- 149,300 s.f. Retail/Commercial
- 241,450 s.f. Office
- 466 Residential Units
- 2,036 Structured Parking Spaces
- +/- 4,000 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- A larger development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option Two Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option Two Conceptual Master Plan.

4.14. Concept Three

Concept three contains 12 two-five story mixed use buildings with three containing their own internal parking decks. Six stand alone retail structures and three office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a 150 room hotel adjacent to a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. One main stand alone parking structures is located just east of the MARTA station adjacent to the proposed exit ramp and will handle MARTA short and long term parking as well as associated bus pick up and drop off. There is also a large surface lot directly south of the proposed structure. The centerpiece of the development is a dynamic community park space aligned with Columbia Avenue with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station surrounded by retail. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 396 residential units are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential units are contained within four multi-family buildings, three townhome structures, and lower density residential areas on the north side of Princeton Avenue.

The numbers:

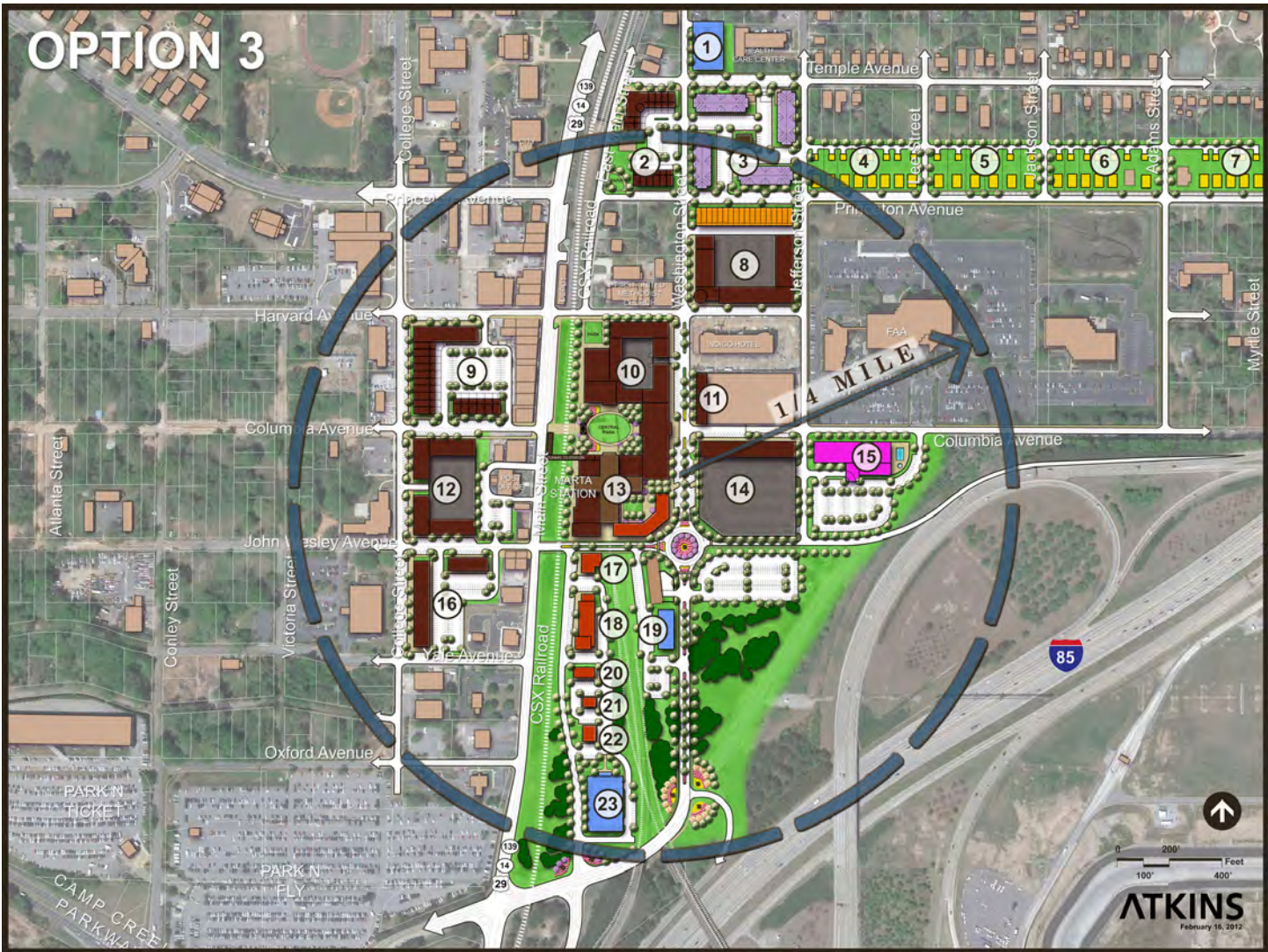
- 216,750 s.f. Retail/Commercial
- 300,600 s.f. Office
- 396 Residential Units
- 2,357 Structured Parking Spaces
- +/- 4,100 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- A larger development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD.
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue and through a tunnel from Main Street under the CSX line to the proposed station.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option Three Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option Three Conceptual Master Plan.

4.15. Preferred Concept

The preferred concept contains 11, two to five story mixed-use buildings with three containing their own internal parking decks. Eight stand-alone retail structures and two office buildings are also shown. These buildings are primarily one story due to height restrictions associated with Hartsfield-Jackson Atlanta International Airport. A 150- room hotel is located on the proposed I-85 exit ramp at the east end of the existing MARTA site. Two stand-alone parking structures are just east of the MARTA station and will handle MARTA short- and long-term parking, as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development, fostering a greater sense of "place." The Central Park and Commons contains a smaller transit plaza east of the MARTA station. A fountain acts as a focal point to guide riders from the MARTA bus drop off area through a covered access to the station. The Central Park and Commons area provides ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 573 residential units are indicated on the preferred plan. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential at lower density rates are shown on the north side of Princeton Avenue.

The numbers:

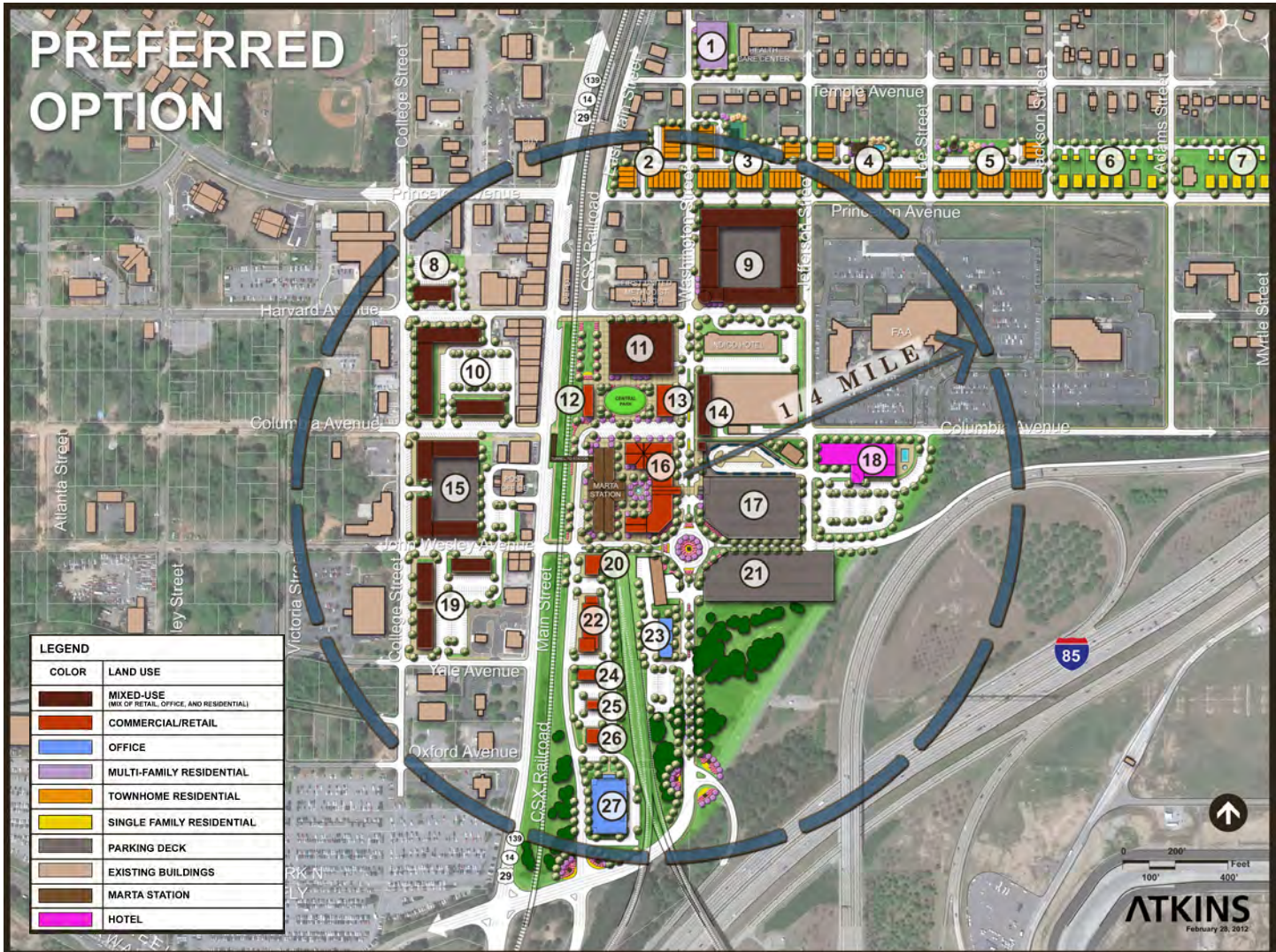
- 221,550 s.f. Retail/Commercial
- 134,700 s.f. Office
- 573 Residential Units
- 150 Room Hotel
- 3,461 Structured Parking Spaces
- +/- 4,875 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed-use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- Development on the west side of Main Street would provide linkage to the TOD core area. The mixed-use facility includes commercial retail uses on the ground level and residential or office on the upper levels. A parking deck, to provide overflow parking for the TOD development and on street parking convenient to the proposed mixed use, is also included.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD.
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- Improved bicycle access is a key element in the success of the TOD. Connections to built and planned bike routes have been studied and are incorporated in the final design.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Perspective Massing Model Sketch Looking Northeast.



Preferred Option Conceptual Master Plan.



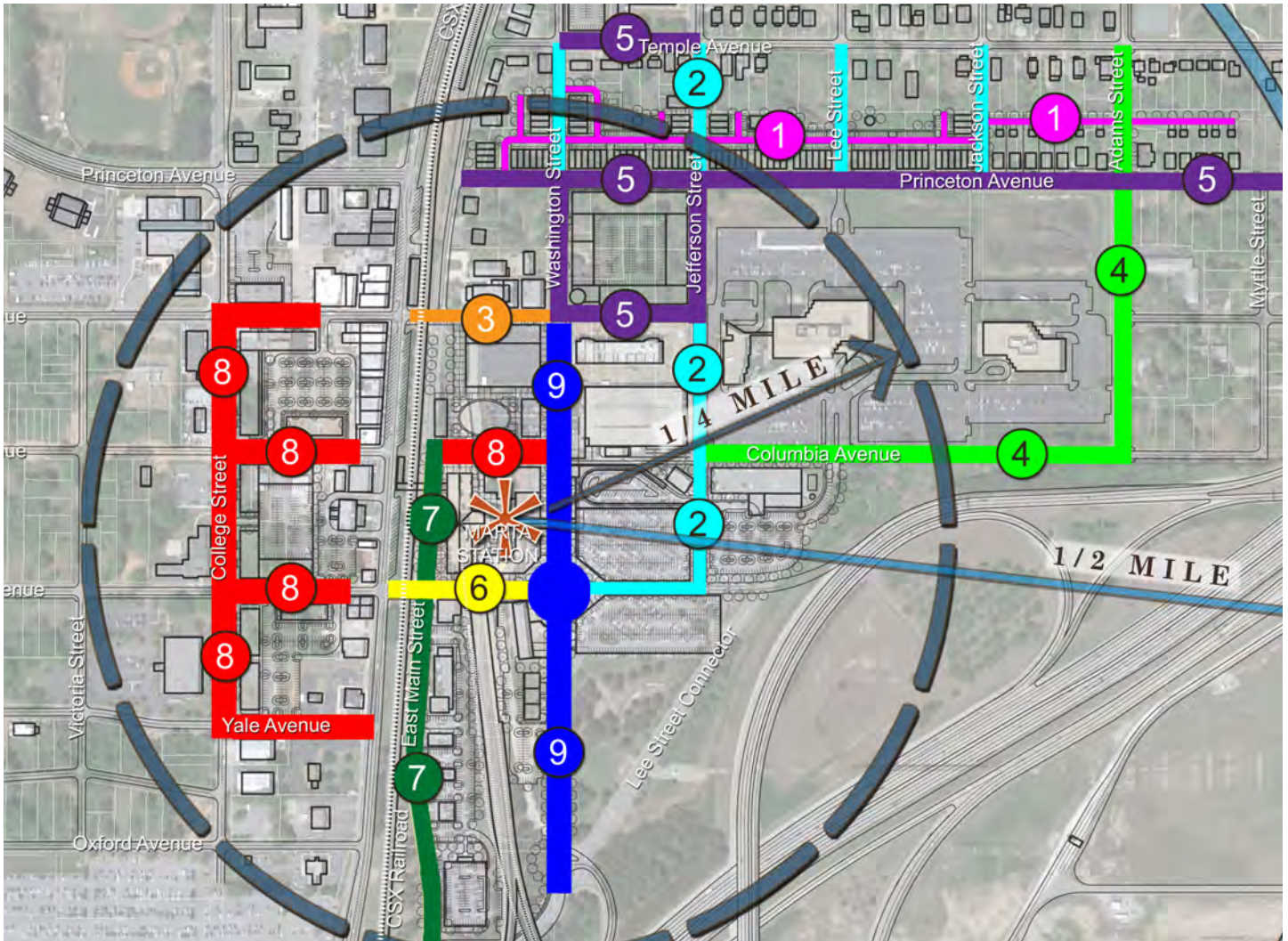
Perspective Massing Model Sketch Looking North.



Perspective Massing Model Sketch Looking West.



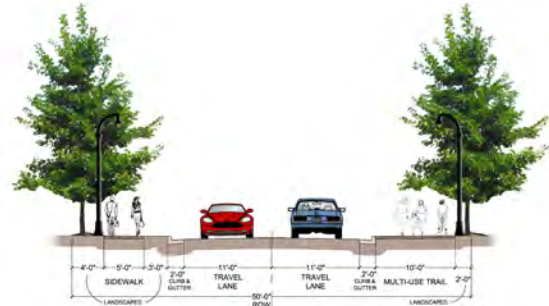
Perspective Massing Model Sketch Looking East.



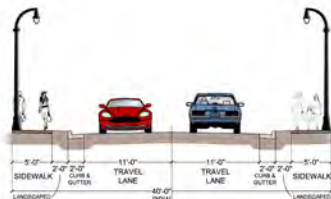
Road Network Plan.



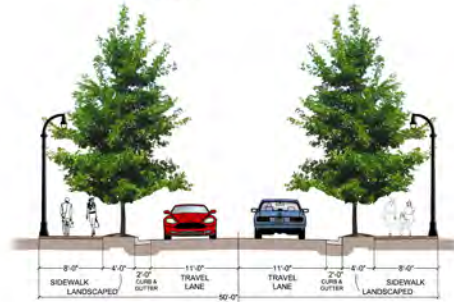
1 PROPOSED STREET SECTION 1 (16' ROW - ALLEY)



3 PROPOSED STREET SECTION 3 (50' ROW)



2 PROPOSED STREET SECTION 2 (40' ROW)

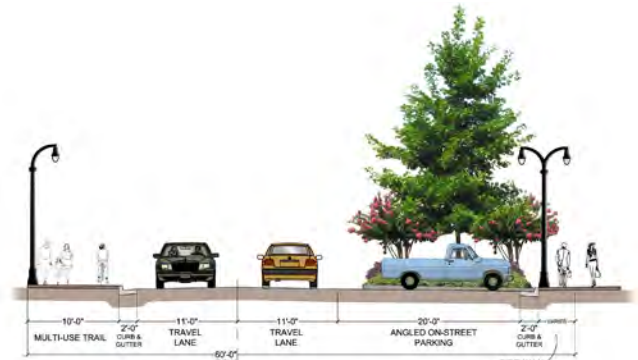


4 PROPOSED STREET SECTION 4 (50' ROW WITH MULTI-USE TRAIL)

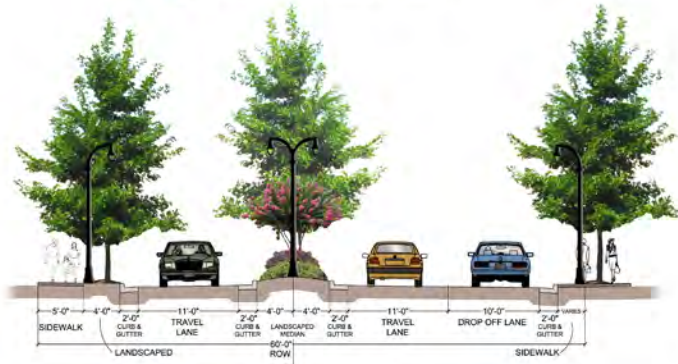
Proposed Typical Street Sections.



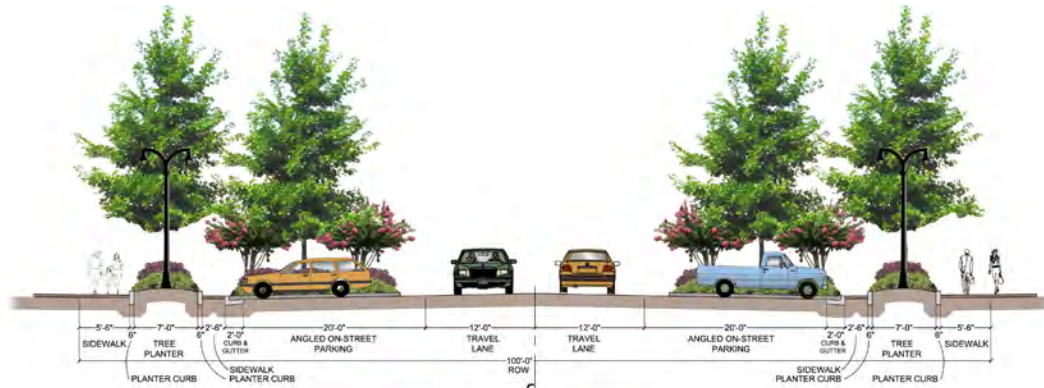
5 PROPOSED STREET SECTION 5
(60' ROW WITH PARALLEL PARKING)



7 PROPOSED STREET SECTION 7
(60' ROW WITH ANGLED PARKING AND MULTI-USE TRAIL)



6 PROPOSED STREET SECTION 6
(60' ROW WITH LANDSCAPE MEDIAN)



8 PROPOSED STREET SECTION 8
(100' ROW WITH ANGLED PARKING)



9 PROPOSED STREET SECTION 9
(105' ROW WITH ANGLED PARKING AND LANDSCAPE MEDIAN)

Proposed Typical Street Sections.

5.1 Phase Three - Implementation Plan

5.11. Phasing

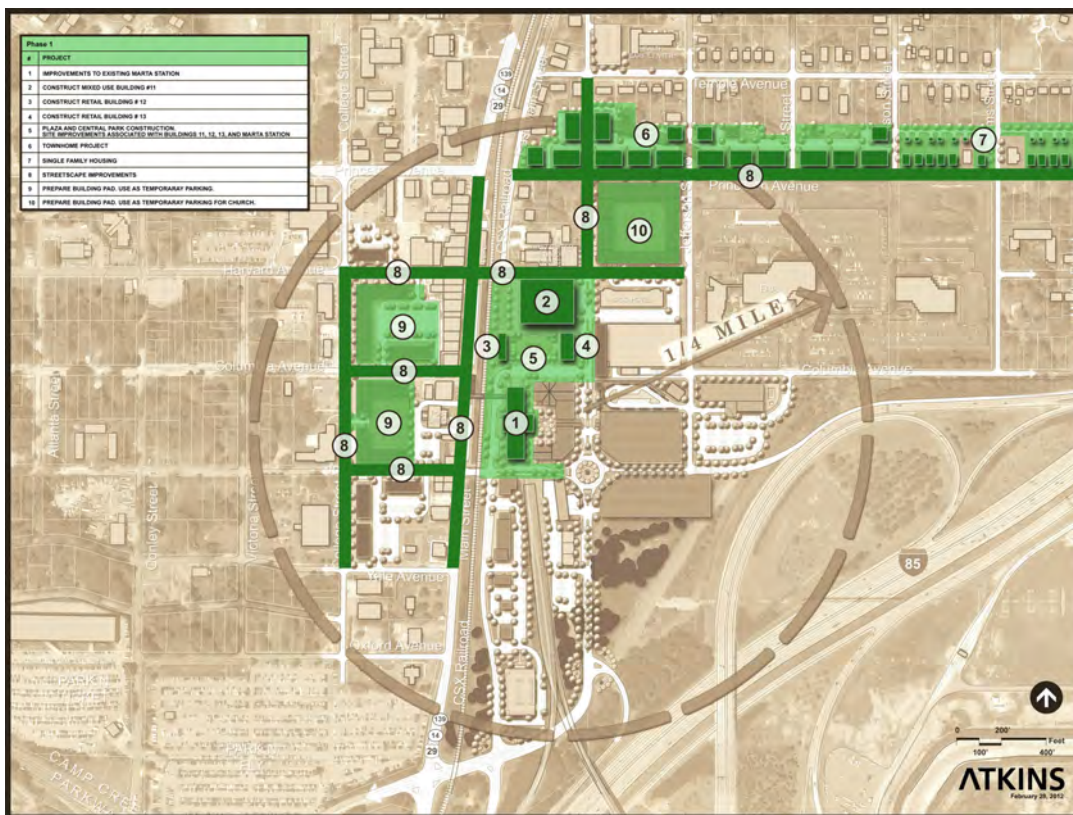
The study is only the first step in developing a TOD development at the College Park MARTA station. A successful development will only occur if the city and major stakeholders work cooperatively in pursuing development opportunities at the station. Due to the large scale of the overall TOD project, it is recommended that the project be completed in three phases over a 20-year period.

Phase 1, from 2012-2017, shown in green on the following graphic, includes improvements on parcels that can be developed to increase residential units within the TOD project limits. These sites are generally undeveloped or contain parking that can be replaced in close proximity to the original use. Buildings noted with a 2, 3, 4, and the open space in area 5 are meant to be developed early in the phase to complement improvements to the existing MARTA station, while providing a dynamic, vibrant, pedestrian-friendly urban core to the planned TOD. Streetscape improvements leading to and alongside this new core will add to this pedes-

trian friendly urban fabric. These recommended improvements include:

- A continuation of improvements along Main Street from Princeton Avenue to Yale Avenue
- Princeton Avenue from Main Street to Madison Street
- Harvard Avenue from College Street to Jefferson Street
- Columbia Avenue from College Street to Main Street
- John Wesley Avenue from College Street to Main Street
- Washington Street from Temple Avenue to Harvard Avenue
- College Street from Harvard Avenue to Yale Avenue

Blocks designated with a 9 or a 10 are meant to be available for temporary parking as future phases of the development on the MARTA site disturb existing parking areas. Phase 1, as indicated, would provide 198 new residential units, 30,000 square feet of retail space, 4,800 square feet of office space, and improvements to the existing MARTA station.

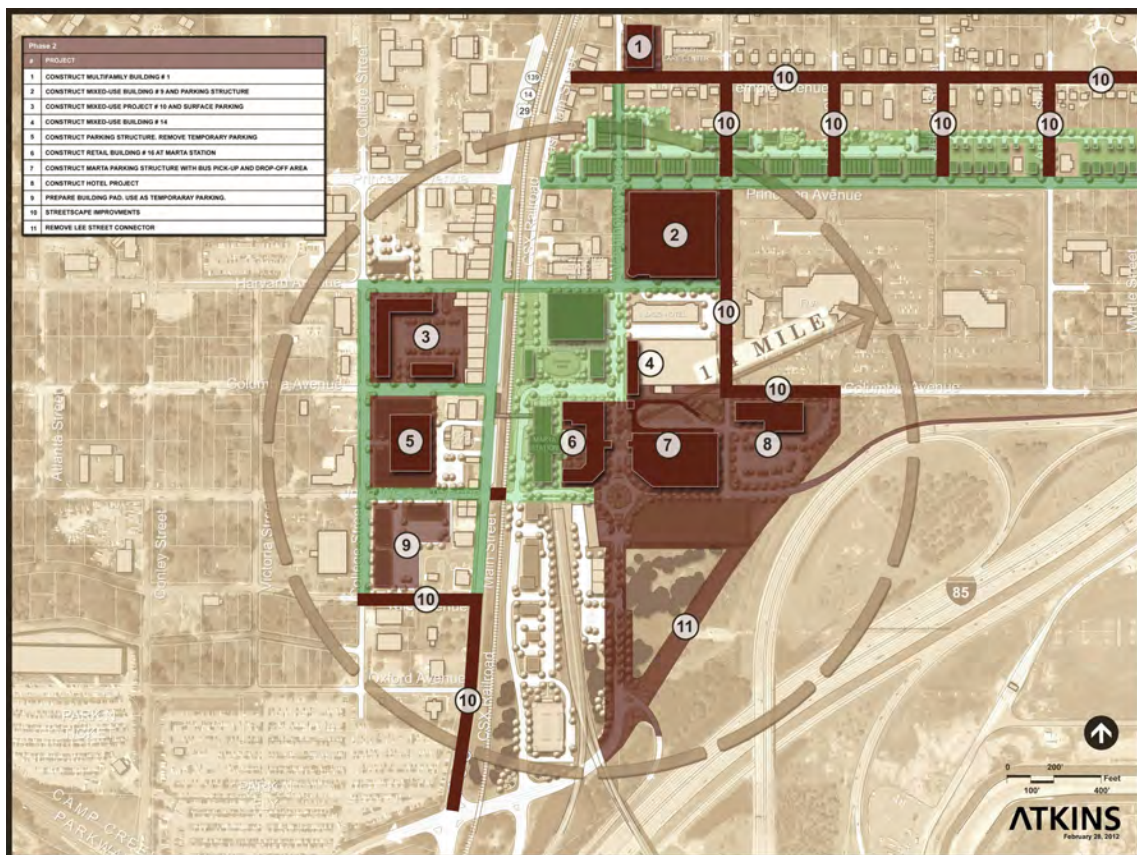


Phase One Implementation/Phasing Plan.

Phase 2, from 2017-2022, shown in burgundy on the following graphic, includes additional improvements on parcels near and surrounding the core that focus on increasing residential units within the TOD project limits. These sites are generally on undeveloped parcels or parcels used for temporary parking during Phase 1. The buildings noted with a 2, 3, and 4 are meant to be developed early in this phase to provide the greatest density of residential units near the station area. The building noted with a 6 is a continuation of the retail at the heart of the development. Included in this phase of work are four major vehicular improvements to help energize the development and allow for increased access to the MARTA station. The first vehicular improvement is the addition of an exit ramp from I-85 into the center of the development aligning with John Wesley Avenue. The second is an at-grade crossing from the MARTA site to West Main Street at John Wesley Avenue. The third is the removal of a portion of the Lee Street Connector between the I-85 south ramp and Columbia Avenue.

The final improvement is the extension of Washington Street through the development to the south side of the project. Additional streetscape improvements connecting to the Phase 1 streetscapes are also recommended. These recommended improvements include:

- A continuation of improvements along Main Street from Yale Avenue to the Lee Street Connector
- Jefferson Street from Temple Avenue to Columbia Avenue
- Temple Avenue from Main Street to Madison Street
- Yale Avenue from College Street to Main Street
- Columbia Avenue from Jefferson Street to the Lee Street Connector
- Lee, Jackson, and Adams Street from Temple Avenue to Princeton Avenue



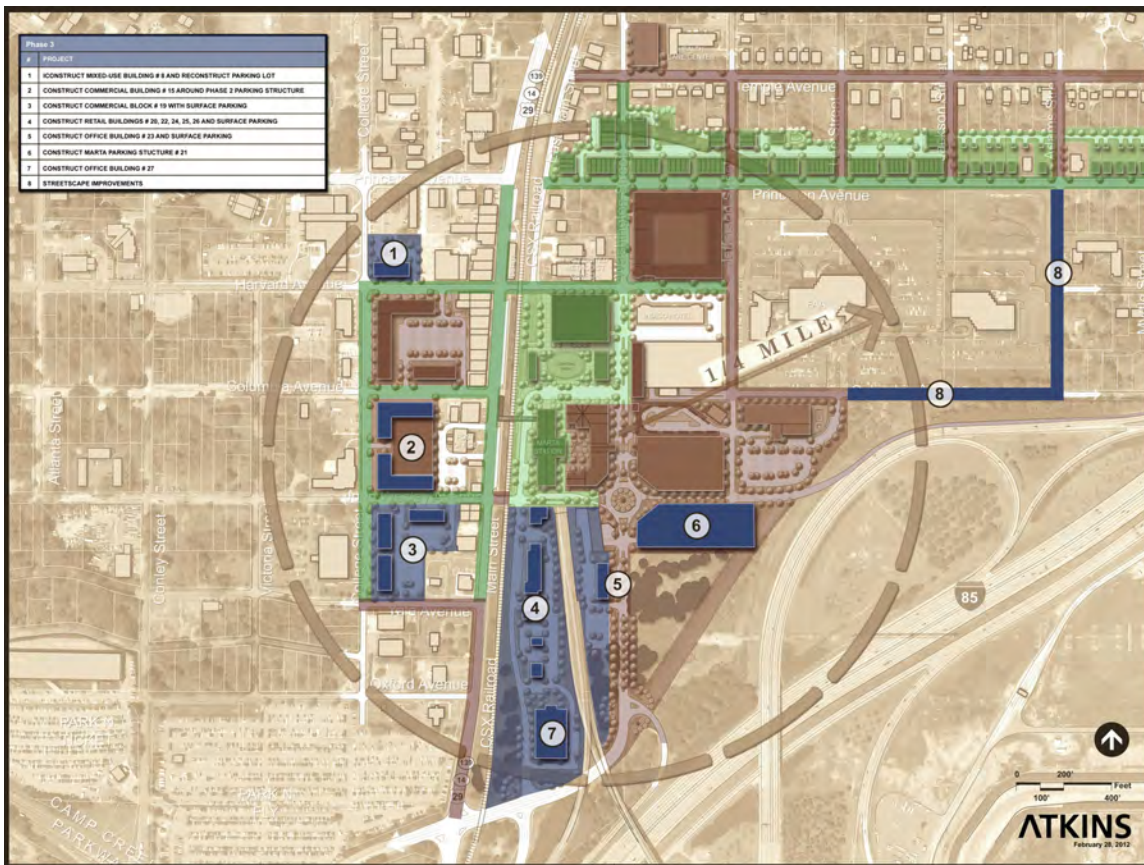
Phase Two Implementation/Phasing Plan.

The building noted as 8 is a proposed hotel located to take advantage of the new I-85 off ramp. A new MARTA parking deck and bus pick-up and drop-off facility, indicated with a 7, is shown as part of this phase. The block designated with a 9 is meant to be available for temporary parking and a new structured parking facility noted with a 5 for permanent parking as future phases of the development on the MARTA site disturb existing parking areas. Phase 2, as indicated, would provide 375 new residential units, 150 hotel rooms, 91,300 square feet of retail space, and 20,900 square feet of office space.

Phase 3, from 2022-2031, shown in blue on the following graphic, includes additional improvements on parcels near and surrounding the core that focus on retail and office within the TOD project limits. These sites are generally on undeveloped parcels or parcels used for temporary parking during Phase 2 and existing MARTA parking. Additional streetscape improvements connecting to the Phase 1 and 2 streetscapes are planned. These recommended improvements include:

- Columbia Avenue from the Lee Street Connector to Adams Street
- Adams Street from Princeton Avenue to Columbia Avenue

A new MARTA structured parking facility, noted with a 6, is planned to offset parking displaced by retail and office developments noted as 3, 4, and 7. Phase 3, as indicated, would provide 100,250 square feet of retail space and 109,000 square feet of office space.

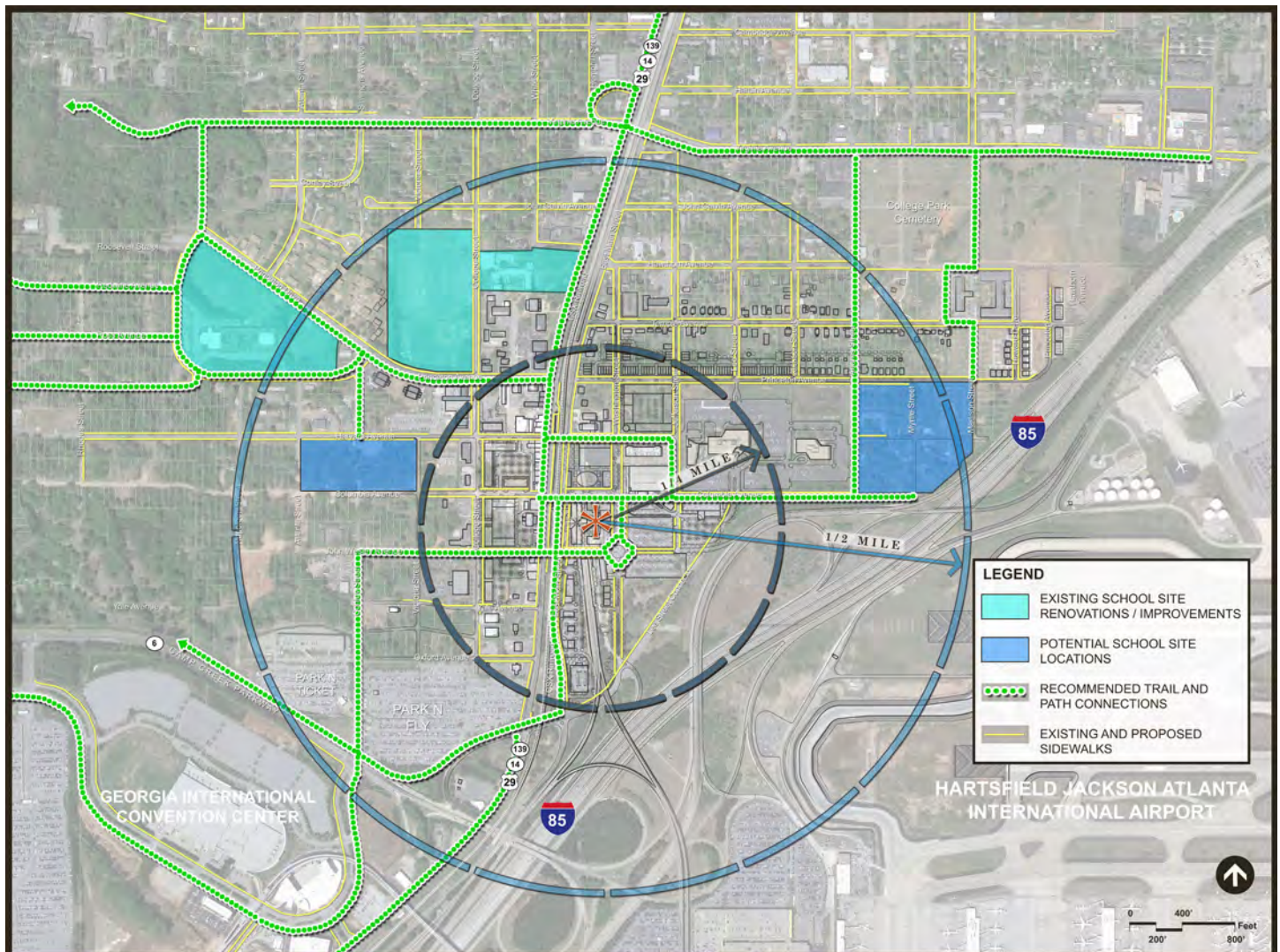


Phase Three Implementation/Phasing Plan.

5.12. Education

The City of College Park has a rich heritage founded on education. The importance of a school in a community cannot be overestimated. People view their school as a central hub, the heart and soul of a neighborhood. The sustainability of a community is inherently connected to the school environment. It is one of the important determining factors for people moving to a community and is considered an essential component of any society. As part of the overall master plan, Atkins identified potential school site locations adjacent to the TOD development. We feel that locating a future school facility near these locations will allow for the increased growth within the school district and allow the school to be walkable for not only the TOD development but also future residential development outlined in the overall LCI studies.

Resident population and public school enrollment impacts of the proposed development are estimated to be between 350 to 400 students. This number is based on reasonable estimates of average household sizes for the various housing products which are proposed for the site using US Census information. According to the U.S. Census Bureau's American Community Survey, approximately 34% of the City's total household population consists of children under age 18. Of those children, nearly 79% are of school age and enrolled in school.



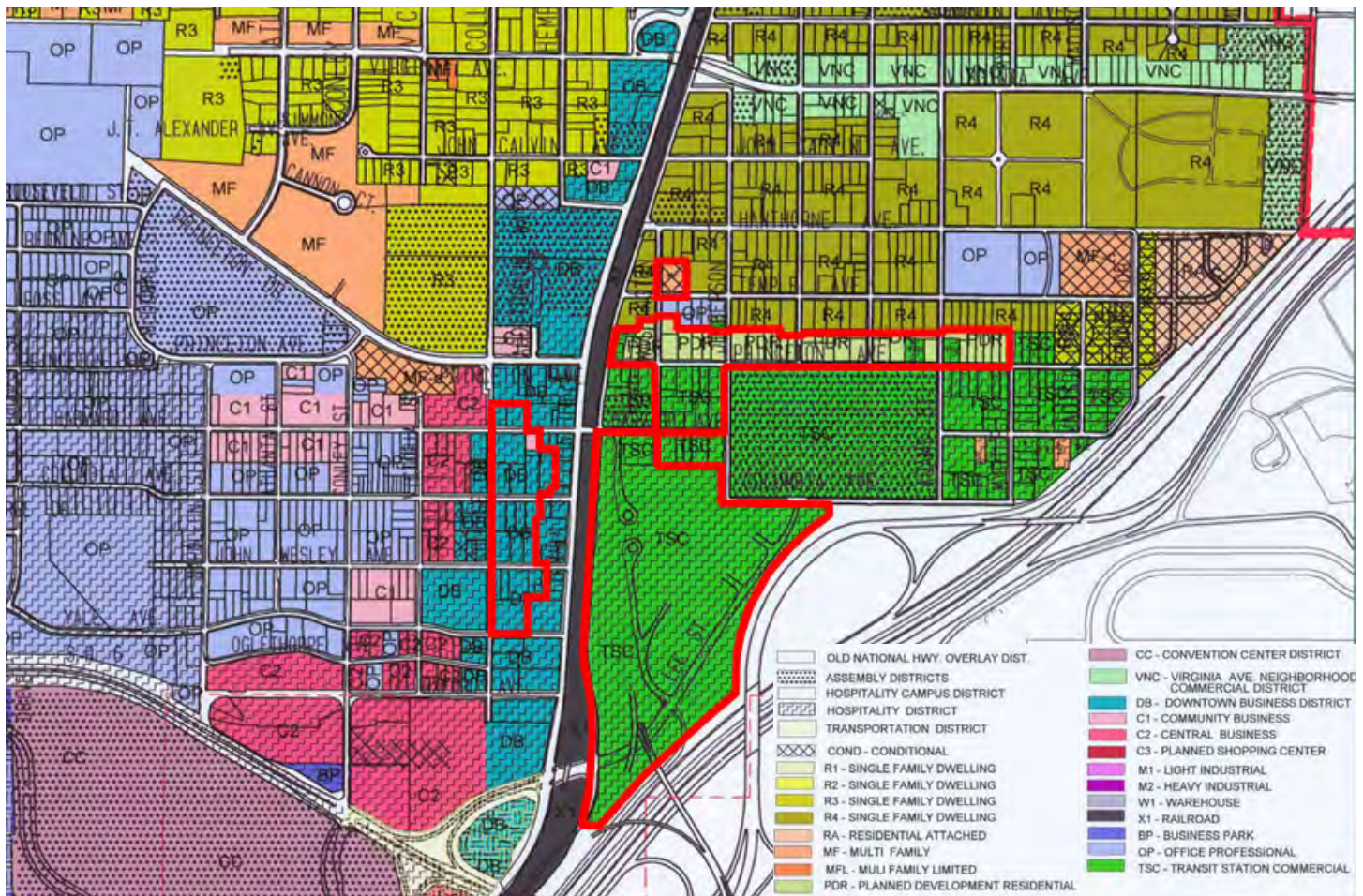
Potential School Site Locations / Existing Site Renovations / Improvements with Recommended and Existing Trails, Paths, and Sidewalks.

5.13. Zoning

According to the City of College Park Zoning Map, there are five zoning districts that the proposed TOD development is located within. These districts are Transit Station Commercial (TSC), Downtown Business District (DB), Planned Development Residential (PDR) Multi Family (MF), and Community Business (C1). Portions also lie within two overlay districts. These are the Hospitality District and the Downtown Development Guideline District. In general, the zoning principles that are already in place within these districts support the proposed uses within the preferred master plan with a few exceptions. Residential density does not appear to be high enough in select areas to support a vibrant TOD. Provisions should be put in place to allow for densities greater than what a FAR (3) would allow. Likewise, height restrictions close to the core of the TOD should be relaxed to allow for greater height in select locations. Parking requirements should be viewed in relationship to the overall development and not on a block by block basis.

One of the advantages to a TOD development is that it requires less parking than similar developments in non-transit locations. Parking can also be shared, taking advantage of multi-purpose trips to reduce further the actual number of spaces provided. A reduction in the parking requirements within the TOD development would not only reduce the environmental impacts, but also reduce costs for potential developments. Finally, we would suggest that the city consider developing a single district for the TOD development that would encompass its principles and streamline the standards that a potential developer would need to adhere to. Development standards within this district should be focused on four key factors.

1. Promoting active walkable streets.
2. Providing the scale and density needed to create a vibrant TOD.
3. Integrating transit with the adjacent development.
4. Preserving the historic character, feel, and fabric of the existing downtown.



City of College Park Zoning Map.

6.1 Existing and Future Market Conditions

6.11. Introduction

Real Estate Research Consultants, Inc. (RERC) was retained as a subconsultant to Atkins to analyze the market and economic context specific to the City's effort in devising a strategy to catalyze economic development based around the College Park MARTA station.

Because of its accessibility and location, the city continues to serve as a gateway to the Atlanta region. Hartsfield-Jackson Atlanta International Airport is the world's busiest passenger airport and a major economic engine for the state. The Georgia International Convention Center (GICC), a 400,000 SF facility, is Georgia's second largest convention center. As part of the redevelopment plans associated with the GICC, two new hotels - a 403-room Marriott Headquarters hotel and a 147-room SpringHill Suites - were opened in 2010 and 2009, respectively. The GICC has also sparked office development as Gateway Center I was completed in 2009, comprising nearly 130,000 SF of office space. The city is also home to a number of large employers such as Delta Airlines, Federal Aviation Administration, Chick-fil-A, Sysco Foods, AirTran, and Coca-Cola Bottling Company, to name a few.

The following analysis, which builds upon prior planning initiatives completed for the city, focuses on the potential demand for retail, office, hotel, and residential product immediately surrounding the MARTA station located in downtown College Park. The analysis focuses on testing the supportability of the development plan designed by Atkins, which was finalized after several rounds of public input from city staff and key stakeholders in the community. Given recent economic and development trends in the city, and near the MARTA station, it is expected there will be little to no growth without any significant public investment or redevelopment initiatives aimed at promoting transit oriented development (TOD).

6.12. Market and Economic Context

As the basis for evaluating the opportunity to initiate redevelopment in downtown College Park, the population, household, and economic trends for the city and targeted areas near the station were evaluated and compared to the greater Atlanta metro area. The economic profile herein focuses on those variables that drive demand for retail, restaurants, office, and residential, and how the level of demand present in the market compares to existing supply.

There are three principal generators for retail and service expenditures in the College Park downtown area. These include residents, workers, and visitors/tourists. The analysis estimates the demand from each of these groups and in total over the next 25 years, the assumed build-out period for the development program designed.

Recent data from a number of industry sources provide context for the assumptions used in the accompanying analysis. This information should not be construed as an affirmation of the market in which potential development projects might perform, but it does provide some perspective on the underlying economic influences associated with the area's real estate sales and leasing activity.

Population

The Atlanta Metropolitan Statistical Area (MSA) spans up to 28 counties and is the most populous metro area in Georgia. Despite the state of the economy, population continues to increase in the Atlanta MSA, as well as Fulton and Clayton Counties, providing implicit opportunities for both housing development and commercial activities. The 2010 estimate census counts place the MSA population at approximately 5,268,860 people, up from 4,247,981 people in 2000. Fulton County, the region's most populous county, also experienced growth in the past 10 years, but at a slower rate than the MSA. The county's population increased by a compounded average annual growth rate (CAGR) of 1.21% between 2000 and 2010, which is less than the 2.18% CAGR experienced within the MSA. A portion of the City of College Park resides in Clayton County as well, where popula-

tion has also increased in the previous ten years. Between 2000 and 2010, Clayton County's population increased from 236,517 to 259,424, a CAGR of 0.93%.

Unlike these jurisdictions, the City of College Park experienced a sharp decline in population between 2000 and 2010. The approximate 31% decline in population between these years is mostly attributed to the expansion of Hartsfield-Jackson Atlanta International Airport, which led to the demolition of many residential neighborhoods in the city. The removal of these neighborhoods led to a decline in population from 20,382 in 2000 to 13,942 in 2010, a CAGR of -3.73%.

Given the local and regional trends, the population in Fulton and Clayton Counties is likely to continue increasing at a modest pace over the next five years. Population in the city is expected to continue decreasing, but at a more moderate pace of -1.48% CAGR over the next five years. Table 1 illustrates population trends from the census, as well as estimated for 2012 and projected for 2017.

Table 1: Population Trends and Projections, 2000-2017

	College Park	Fulton County	Clayton County	Atlanta MSA
2000	20,382	816,006	236,517	4,247,981
2010	13,942	920,581	259,424	5,268,860
2012 ¹	12,411	941,916	262,094	5,425,233
2017 ²	11,522	1,000,623	269,620	5,855,341

¹ Estimate

² Projection

Source: U.S. Census Bureau; Claritas

Table 2 presents the age cohorts of the city's population for the last three census counts. Approximately 34% of the population in 1990 was between the ages of 20 and 35, whereas in 2010, these age groups comprised less than 25% of the total population. Possibly even more telling of the age distribution trends in the last 30 years, about 18% of the 1990 population were over the age of 45. In 2010, about one-third of the population is over the age of 45. While the 2010 median age in the city was only 30.5, these trends suggest an aging population with fewer younger people migrating or staying in the city.

Table 2: Age Distribution, 1990 – 2010

	1990	2000	2010
0-4	9.5%	8.9%	9.7%
5-9	7.7%	9.4%	7.8%
10-14	7.1%	7.8%	7.2%
15-19	7.5%	7.3%	7.2%
20-24	11.2%	11.2%	8.7%
25-34	22.8%	20.3%	16.1%
35-44	15.8%	15.4%	13.9%
45-54	7.0%	10.6%	13.4%
55-64	4.2%	4.3%	9.6%
65-74	4.1%	2.3%	4.1%
75-84	2.4%	1.9%	1.4%
85+	0.6%	0.6%	1.0%

Source: U.S. Census Bureau

Households and Income

The change in households since 2000 generally mirrors the population trends over the same timeframe. Table 3 illustrates household trends since 2000 as well as estimated and projected for 2012 and 2017, respectively. The strong economy, particularly in the housing industry, helped the Atlanta MSA achieve a CAGR of 2.23% between 2000 and 2010. Undoubtedly, the majority of the increases in the number of households occurred between 2000 and 2006.

Table 3: Number of Households, 2000-2017

	College Park	Fulton County	Clayton County	Atlanta MSA
2000	7,810	321,242	82,243	1,554,154
2010	5,595	376,377	90,633	1,937,225
2012 ¹	5,144	387,949	91,437	1,993,304
2017 ²	4,855	416,098	93,760	2,147,154

¹ Estimate

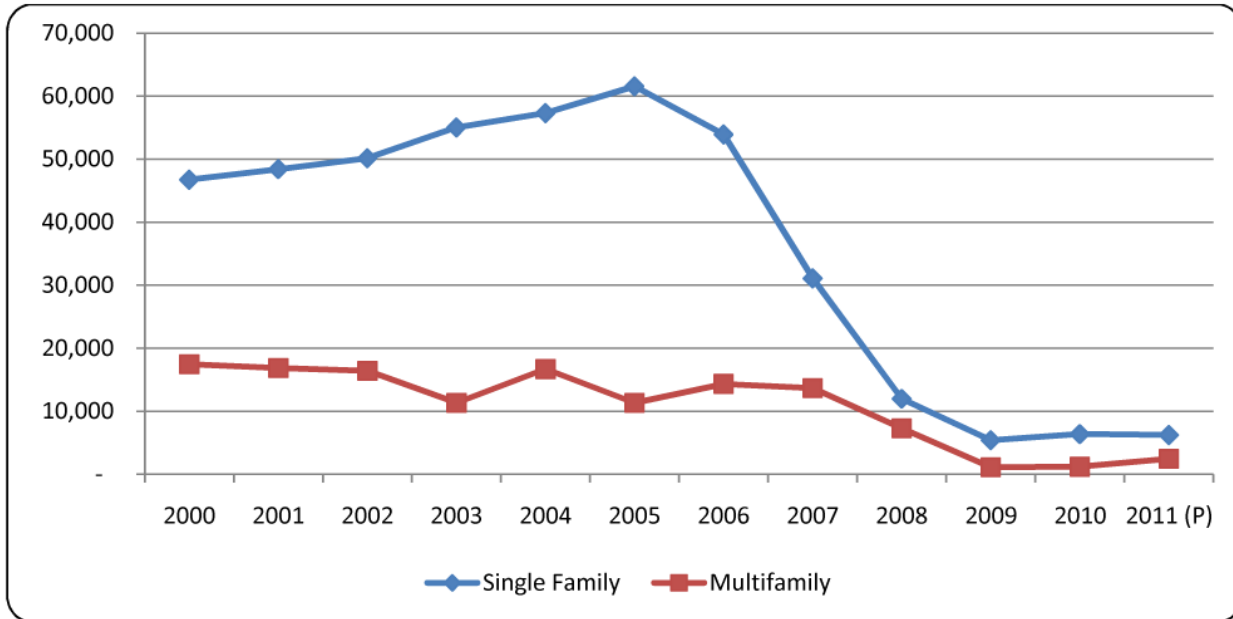
² Projection

Source: US Census Bureau; Claritas

The recession had a substantial impact on housing in the Atlanta MSA, particularly concerning new construction. As shown in Figure 2, building permit activity in the Atlanta MSA dropped significantly starting in 2007. Between 2000 and 2006, nearly 70,000 single and multifamily permits were issued each year. In 2010, only 6,500 total permits were issued within the MSA. Given the region's past growth, the number of permits issued will improve to prior levels even if the timeframe is uncertain.

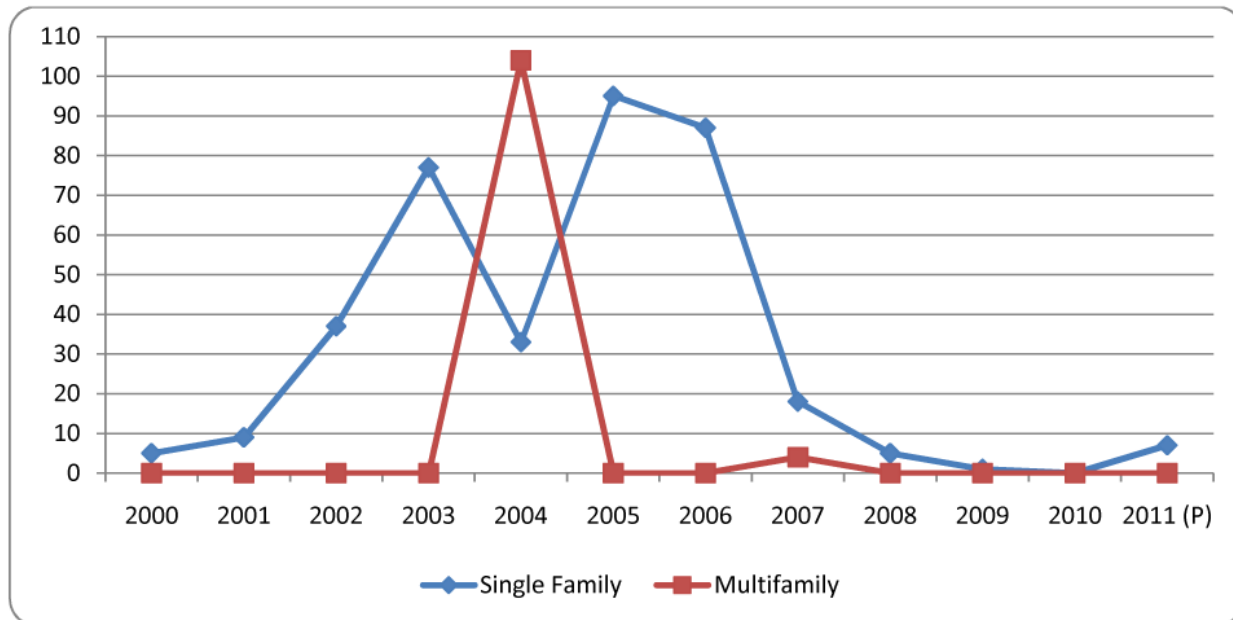
As illustrated in Figure 3, building permit activity in the City of College Park experienced more adverse trends, ending 2010 with zero total permits issued. During the height of the residential market between 2003 and 2006, the city issued a total of 292 single family and 104 multifamily permits. On average, the city captured approximately 0.066% of the residential permits in the MSA between 2000 and 2010. The overwhelming majority of permits issued were for single family detached units.

Figure 2: Building Permits in the Atlanta MSA, 2000-2010



Source: U.S. Census Bureau

Figure 3: Building Permits in College Park, 2000-2010

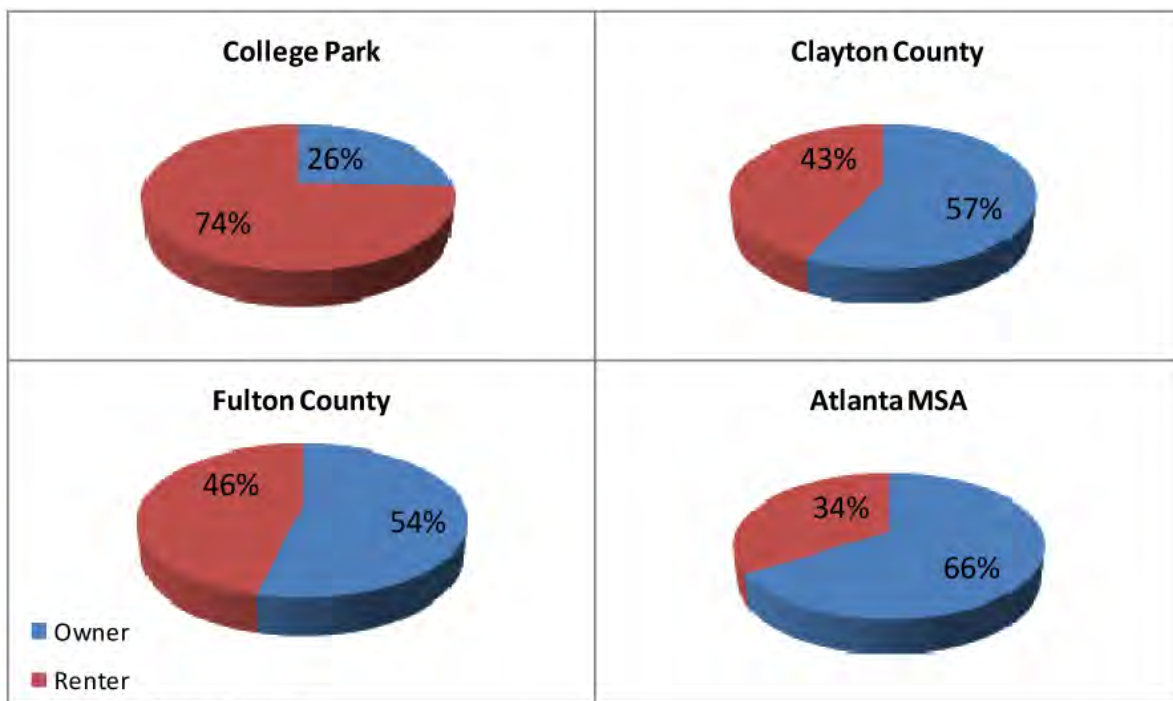


Source: U.S. Census Bureau

Despite the limited growth in multifamily product in the city, home ownership is substantially more prevalent in Fulton and Clayton Counties and the Atlanta MSA than the city where 74% of the occupied households are renters. Figure 4 illustrates the housing tenure within the city, Fulton and Clayton Counties, and the Atlanta MSA.

Traditionally, such a high percentage of renter occupied households indicates a greater proportion of households with low incomes and higher housing cost burden. Table 4 presents the distribution of households by household income.

Figure 4: Housing Tenure – Occupied Units, 2010



Source: U.S. Census Bureau

Table 4: Households by Household Income, 2000 and 2010

	College Park		Fulton County		Clayton County	
	2000	2010	2000	2010	2000	2010
Less than \$10,000	12.8%	16.0%	11.2%	8.9%	6.1%	7.9%
\$10,000 to \$14,999	7.8%	11.1%	5.3%	5.1%	4.0%	6.1%
\$15,000 to \$24,999	19.2%	14.9%	10.9%	9.0%	13.1%	14.0%
\$25,000 to \$34,999	16.6%	16.1%	11.0%	9.3%	15.3%	1.7%
\$35,000 to \$49,999	17.6%	14.4%	13.6%	12.5%	20.2%	22.0%
\$50,000 to \$74,999	16.2%	9.6%	16.5%	16.0%	23.6%	23.8%
\$75,000 to \$99,999	6.2%	10.4%	10.0%	10.5%	10.4%	12.4%
\$100,000 to \$149,999	2.7%	4.1%	10.7%	13.1%	5.3%	9.4%
\$150,000 to \$199,999	0.7%	0.8%	4.3%	6.2%	1.1%	1.6%
\$200,000 or more	0.3%	2.3%	6.5%	9.4%	0.9%	1.0%

Source: U.S. Census Bureau; RERC, Inc.

As presented in Table 5, the median household income in College Park is notably less than Fulton County and the state. Between 2000 and 2010, the median household income showed little signs of improvement with a CAGR of -0.20%. The median household income in Fulton County increased by nearly 1.83% each year, while in Clayton County, incomes remained relatively stagnant during the same time period.

Table 5: Median Household Income, 2000 and 2010

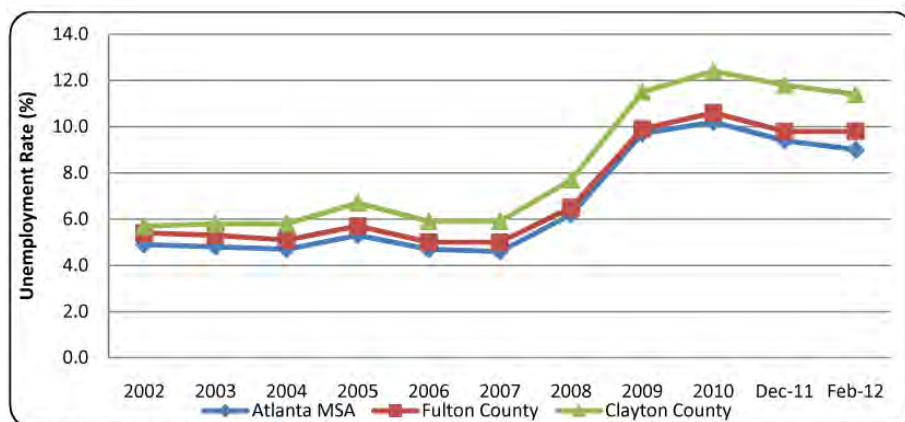
	College Park	Fulton County	Clayton County	Georgia
2000	\$30,843	\$47,321	\$42,697	\$42,433
2010	\$30,220	\$56,709	\$43,311	\$54,344
CAGR	-0.20%	1.83%	0.14%	2.50%

Source: US Census Bureau; RERC, Inc.

Employment

The entire state of Georgia continues to experience a slowdown even though the recession is now reported to have officially ended. In both the Atlanta MSA and the state, unemployment rates were higher than the national rate in February 2012. For the United States, unemployment was reported to be approximately 8.3% compared to 9.0% and 9.1% for the MSA and Georgia respectively. Within the MSA, Fulton County posted an unemployment rate of 9.8%, compared to Clayton County with 11.4% unemployment. As shown in Figure 5, unemployment rates in the region have increased sharply over the past 10 years. However, the data also suggests these rates are starting to decline as the regional economy begins to recover from the recession.

Figure 5: Unemployment Rates in the Atlanta MSA and Fulton and Clayton Counties, 2002-2012 (Feb)



Source: U.S. Dept. of Labor – BLS

As of December 2011, actual employment counts in the MSA are up 2.28% from the 2010 annualized number of 2,390,486 workers to an estimated 2,444,914 workers reported for December 2011. The December 2011 number is about 0.067% less than the average annual employment over the previous ten years. The MSA hit its historical peak employment of 2,589,484 people in 2007, in the end of the economic expansion that ended that same year. The unemployment rate was under 5% five times over the past 10 years. In 2009, however, the unemployment rate increased from 6.2% to 9.7% while total employment declined by over 127,000 jobs.

In the multi-county MSA, Fulton County is the principal commercial center, yet only represents about 18% of the region’s total employment. Between 2000 and 2007, the unemployment rate in Fulton County averaged 4.9%. Data from the most recent four years (2008-2011), however, reveal a substantial increase with an average unemployment rate of 9.2%. Clayton County has traditionally experienced higher unemployment rates than Fulton County. These trends continue today as the Clayton County’s unemployment rate has been higher than 11% for the past three years.

The City of College Park has also experienced high unemployment rates. The city’s unemployment rate remained relatively unchanged between 2000 (8.3%) and 2005 (8.4%), but in 2010, the unemployment rate in the city increased to 9.8%.

The city is a major employment center in the region with nearly 60,000 jobs, but only 12% of the city’s residents are employed within the city limits. Essentially, 2010 employment data suggests that over 58,000 jobs within the city were filled by individuals commuting from outside College Park. The data indicate an obvious jobs to population mismatch. In other communities analyzed, the ratio of jobs to population typically ranges from 0.4 to 0.6 for commonly vibrant communities. This ratio in College Park is 4.02, significantly higher than more normal communities. This gross imbalance between jobs and population suggests opportunities to increase the share of jobs filled by College Park

residents, as well as a unique prospect to attract new residents and households to the community who now commute from other areas.

Interestingly, there is a noticeable difference in the distribution of employment by industry between the industries in which the city's residents are employed and the total jobs in the city. Of the nearly 60,000 jobs reported in the city, more than 71% are in the transportation and warehousing industries. As shown in the Table 6, the next highest is accommodation and food service. These figures are not completely unexpected given the city's proximity to the Hartsfield-Jackson Atlanta International Airport and the GICC. However, the industries in which the city's residents are employed are dispersed among a variety of sectors. Approximately 47% of the city's residents are employed in one of the following industries: transportation and warehousing (11.0%), administration and support (11.3%), health care and social assistance (11.5%), and accommodation and food service (13.1%). Retail trade and educational services are also strong employment sectors for the city's residents. These comparisons suggest a potential mismatch between resident job skills and the skill requirements of the jobs available in the city.

6.13 Overview of Market Assessment

In light of the current and near term market conditions in the Atlanta MSA, residential and non-residential markets continue to seek equilibrium in terms of supportable demand and values. While the near term will be a period of correction of overbuilt local conditions relative to historically high unemployment levels, mid- and long-term growth in population and employment – along with potential investment initiatives in transit, convention business, expansion of airport related commerce, and corresponding private investment – could ultimately stabilize the market and provide favorable conditions for new real estate development.

As previously discussed, College Park has historically experienced negative to slow growth in population and household income, which has supported only limited additions to the building inventory, with expanding patterns of obsolescence and property abandonment.

Table 6: Employment by Industry – Resident and Total Employment in the City, 2010

	Resident Employment	Employment within City
Agriculture, Forestry, Fishing and Hunting	0.1%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%
Utilities	0.3%	0.0%
Construction	2.3%	0.5%
Manufacturing	3.7%	0.9%
Wholesale Trade	4.1%	3.3%
Retail Trade	9.8%	2.2%
Transportation and Warehousing	11.0%	71.2%
Information	2.5%	0.0%
Finance and Insurance	3.0%	0.8%
Real Estate and Rental and Leasing	2.3%	1.9%
Professional, Scientific, and Technical Services	5.1%	0.9%
Management of Companies and Enterprises	1.7%	1.2%
Administration & Support, Waste Management and Remediation	11.3%	4.3%
Educational Services	8.9%	1.8%
Health Care and Social Assistance	11.5%	1.9%
Arts, Entertainment, and Recreation	1.3%	0.0%
Accommodation and Food Services	13.1%	7.0%
Other Services (excluding Public Administration)	3.2%	1.3%
Public Administration	5.0%	0.8%

Source: U.S. Census Bureau; RERC, Inc.

While the analysis has considered the economic conditions of College Park, its primary focus is the potential demand for new development near the downtown MARTA station. The obvious goal is to provide a land use platform and planning environment capable of attracting private and public investments, which may also allow reorganization of neighborhoods to take advantage of the transit system and potential commerce nearby.

Based on past development trends, there will be little to no growth in the downtown core if no significant public investments or redevelopment initiatives are implemented to support TOD. Ultimately, the analysis outlined herein focuses on the potential supportable demand for the Preferred TOD Plan designed by Atkins (see Figure 6). The analysis provides a general review of whether the plan designed can reasonably be supported. It does not address whether a specific type of tenant is in demand at the proposed location.

Market Area

The market area considered in the analysis is commensurate with traditional TOD projects. Generally, most development around transit stations, particularly rail transit, focuses on development opportunities within a one-half mile radius from the station. Given the layout of downtown College Park and the location of the city's primary base of employment, the analysis also examines the areas within a one-quarter-mile and one-mile radii from the station. Figure 6 illustrates the location of the MARTA station and denotes the market areas considered in the analysis.

Figure 6: Map of MARTA Station and Market Areas Analyzed



Socio-Economic Profile of the Market Areas

Socio-Economic Profile of the Market Areas

Data available from third-party sources were analyzed to define each trade area's socio-economic context and compare its characteristics to the City of College Park and Fulton and Clayton Counties. The future data included here indicate general trending and are in no way predictive of actual outcomes. Third-party population and household projections are consistent within standard industry practices and are included as one perspective in the analysis.

Table 6 illustrates the data analyzed for the analysis. Between 2000 and 2012, the population within the market areas declined significantly, mostly the result of the airport expansion and demolition of residential neighborhoods. While the trends indicate continuing declines in population within the market areas and the city, the rate of these declines will be much slower than the previous 12 years.

Table 6: Demographic Trends Analysis – Market Areas

		0.25 Mile Radius	.50 Mile Radius	1 Mile Radius	City of College Park	Fulton County	Clayton County	Atlanta MSA
Population								
2000	Census	59	1,320	4,541	20,382	816,006	236,517	4,247,981
2012	Estimated	47	856	3,145	12,411	941,916	262,094	5,425,233
2017	Projected	46	787	2,870	11,522	1,000,623	269,620	5,855,341
<i>Historical Annual Growth 2000 to 2012</i>		-1.88%	-3.54%	-3.01%	-4.05%	1.20%	0.86%	2.06%
<i>Projected Annual Growth 2012 to 2017</i>		-0.43%	-1.67%	-1.81%	-1.48%	1.22%	0.57%	1.54%
Households								
2000	Census	20	470	1,779	7,810	321,242	82,243	1,554,154
2012	Estimated	26	393	1,483	5,144	387,949	91,437	1,993,304
2017	Projected	26	372	1,388	4,855	416,098	93,760	2,147,154
<i>Historical Annual Growth 2000 to 2012</i>		2.21%	-1.48%	-1.51%	-3.42%	1.58%	0.89%	2.10%
<i>Projected Annual Growth 2012 to 2017</i>		0.00%	-1.09%	-1.32%	-1.15%	1.41%	0.50%	1.50%
Median Household Income								
2012		\$ 35,242	\$26,638	\$ 29,434	\$ 32,513	\$ 56,206	\$ 43,981	\$ 57,201
2017		\$ 35,981	\$27,386	\$ 29,934	\$ 32,740	\$ 57,521	\$ 44,104	\$ 58,016
Housing Units (Total)								
2012	Total Housing Units	32	477	1,865	8,351	348,632	86,461	2,226,797
	Total Occupied Units	26	393	1,483	5,144	387,949	91,437	1,993,304
	% Renter	76.9%	68.7%	65.9%	66.7%	42.2%	39.6%	31.7%
	% Owner	23.1%	31.3%	34.1%	33.3%	57.8%	60.4%	68.3%
2017	Total Housing Units	32	451	1,741	6,164	481,091	108,031	2,394,386
	Total Occupied Units	26	372	1,388	4,855	416,098	93,760	2,147,154
	% Renter	76.9%	69.9%	66.9%	67.4%	42.4%	39.8%	31.6%
	% Owner	23.1%	30.1%	33.1%	32.6%	57.6%	60.2%	68.4%
Household Income								
2012								
	< \$15,000	19.23%	32.14%	26.37%	20.08%	14.11%	9.85%	9.48%
	\$15,000 - \$24,999	11.54%	14.80%	15.24%	16.82%	9.11%	12.62%	8.36%
	\$25,000 - \$34,999	19.23%	16.07%	15.78%	16.87%	9.37%	14.94%	9.97%
	\$35,000 - \$49,999	15.38%	13.78%	15.37%	16.56%	13.01%	20.09%	15.49%
	\$50,000 - \$74,999	26.92%	16.33%	15.64%	16.27%	16.14%	23.53%	21.42%
	\$75,000 - \$99,999	3.85%	3.57%	6.81%	7.41%	10.68%	10.82%	13.78%
	\$100,000 - \$124,999	0.00%	1.02%	2.43%	3.30%	7.69%	4.31%	8.44%
	\$125,000 - \$149,999	0.00%	0.00%	0.40%	1.05%	5.51%	1.68%	4.74%
	\$150,000 - \$199,999	3.85%	1.28%	1.42%	0.99%	5.28%	1.19%	3.92%
	\$200,000 - \$499,999	0.00%	1.02%	0.54%	0.62%	7.02%	0.92%	3.68%
	\$500,000+	0.00%	0.00%	0.00%	0.02%	2.09%	0.06%	0.72%

Source: Claritas; RERC, Inc.; U.S. Census Bureau

The study areas have a noticeable lower income when compared to the Atlanta MSA and Fulton and Clayton Counties, but they are relatively in line with the median household income within College Park. The MSA and the counties exhibit an owner/renter split of about 60%/40%, while the occupied households within College Park are significantly more occupied by renters.

Assessment of Existing Market Conditions

Retail

College Park's retail market has remained relatively unchanged over the past 12 years. Within the city, only 310,000 SF of retail space were added to the supply since 2000, and nearly 260,000 SF of such space were added in the last three years. The existing conditions within the market areas analyzed exhibit a more negative market condition with only 7,690 SF added within one mile from the station and zero space added to the market within one-half mile. Table 7 illus-

trates the total leasable space available in the areas analyzed, compared to the Atlanta market area, Fulton County, and Clayton County.

Despite the addition of nearly 260,000 SF to the retail supply in the city within the last three years, the city achieved a net absorption of 170,000 SF during this same period. This low absorption is indicative of a market with an oversupply of retail which also results in lower occupancy rates. Table 8 compares the occupancy rates in College Park to those within the Atlanta market area and Fulton and Clayton Counties. All areas examined experienced declines in occupancy rates over the past several years, but College Park posted a slightly sharper decline, particularly between 2010 and 2011. At the beginning of the decade, retail and restaurant space within a quarter-mile, half-mile, and one-mile radius from the MARTA station boasted strong occupancy rates through 2005.

Table 7: Total Leasable Retail Square Footage, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	94,489	98,889	280,883	2,004,505	279,051,306	70,965,300	16,193,108
2001 4Q	94,489	98,889	280,883	2,016,076	291,404,851	73,219,113	16,486,686
2002 4Q	94,489	98,889	280,883	2,022,076	301,870,272	74,846,694	16,912,657
2003 4Q	94,489	98,889	280,883	2,030,576	309,093,638	76,625,010	17,061,799
2004 4Q	94,489	98,889	280,883	2,030,576	317,919,591	77,154,976	17,170,572
2005 4Q	94,489	98,889	280,883	2,035,576	328,504,422	79,082,454	17,787,795
2006 4Q	94,489	98,889	288,573	2,043,266	341,296,324	80,972,522	17,990,371
2007 4Q	94,489	98,889	288,573	2,057,006	350,617,076	82,699,226	18,424,130
2008 4Q	94,489	98,889	288,573	2,057,006	359,901,573	83,819,854	18,808,639
2009 4Q	94,489	98,889	288,573	2,127,006	363,301,124	83,994,771	18,909,916
2010 4Q	94,489	98,889	288,573	2,125,682	363,400,386	83,994,480	18,972,937
2011 4Q	94,489	98,889	288,573	2,314,494	363,543,565	83,997,232	18,962,624

Source: CoStar; City of College Park; RERC, Inc.

Table 8: Occupancy Rates, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	94.71%	94.44%	96.26%	88.55%	95.84%	95.07%	96.18%
2001 4Q	96.30%	95.96%	96.08%	88.66%	94.64%	95.10%	94.90%
2002 4Q	96.08%	95.75%	96.55%	94.60%	94.85%	94.34%	95.57%
2003 4Q	96.30%	95.96%	94.98%	94.77%	94.81%	94.28%	95.05%
2004 4Q	94.60%	94.34%	90.11%	92.84%	94.47%	94.01%	94.15%
2005 4Q	91.96%	91.81%	89.58%	92.90%	93.59%	93.53%	93.21%
2006 4Q	83.81%	83.82%	86.48%	90.65%	93.20%	92.95%	92.81%
2007 4Q	86.67%	86.75%	86.88%	88.44%	92.77%	93.18%	91.17%
2008 4Q	75.90%	76.37%	78.41%	86.49%	91.48%	92.16%	90.03%
2009 4Q	88.68%	88.67%	85.26%	88.21%	89.76%	91.07%	88.06%
2010 4Q	84.55%	81.19%	83.89%	86.79%	89.63%	91.11%	86.34%
2011 4Q	86.88%	83.42%	83.69%	81.03%	89.62%	91.76%	85.95%

Source: CoStar; City of College Park; RERC, Inc.

The declining occupancy rates starting in 2006 likely result from a combination of influences such as fewer residents and households in the community caused by the expansion of Hartsfield-Jackson Atlanta International Airport and the recession beginning in 2007. The removal of a significant portion of the city's housing inventory caused nearly half the city's population to relocate outside the city. Consequently, the amount of retail space per capita in the city increased dramatically from 98 SF per capita to more than 150 SF per capita. Given the community's trends in households and household income, there is an obvious oversupply of retail square footage in the city.

Interestingly, even with an apparent oversupply of built retail space and the impact from the recession, lease rates have remained relatively unchanged. As Table 9 reports, the 2011 average retail lease rate is higher than rates commanded in 2003.

Retail shopping centers and retail buildings currently in operation are showing signs of age and wear throughout the city, even physical and functional obsolescence, while others sit vacant or abandoned and further deteriorating. Limited new commercial development can be found in areas easily accessible to major roadways and the interstates, but new commercial development in the downtown core and near the station has been negligible. Common commercial uses within the city include fast food and limited/full service restaurants, hotel/motel properties, bank branches, pawn shops, auto parts stores, dealerships and used car lots, and gas stations. Specific to downtown, there are several locally owned limited and full service restaurants, gas stations, bank branches, hair salons/barbershops, and a few clothing stores.

Table 9: Reported Lease Rates (per SF), 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	-	-	\$13.32	\$17.50	\$7.00
2001 4Q	-	-	-	-	\$10.33	\$22.53	\$7.38
2002 4Q	-	-	-	-	\$10.31	\$11.29	\$7.50
2003 4Q	-	-	\$12.00	\$6.97	\$14.16	\$16.15	\$10.94
2004 4Q	-	-	\$12.00	\$7.80	\$14.60	\$16.27	\$10.57
2005 4Q	-	-	\$12.00	\$7.36	\$14.06	\$16.92	\$8.33
2006 4Q	\$12.00	\$12.00	\$12.00	\$7.12	\$14.16	\$16.79	\$10.56
2007 4Q	-	-	\$13.33	\$7.42	\$15.43	\$19.13	\$11.39
2008 4Q	\$22.00	\$22.00	\$14.79	\$7.57	\$15.32	\$18.61	\$11.19
2009 4Q	\$22.00	\$22.00	\$13.94	\$9.41	\$14.30	\$16.75	\$10.42
2010 4Q	\$28.45	\$28.45	\$15.91	\$9.72	\$13.26	\$16.35	\$10.23
2011 4Q	\$15.45	\$15.45	\$13.28	\$8.60	\$12.92	\$16.05	\$10.29

Source: CoStar; City of College Park; RERC, Inc.

Note: All lease rates are NNN

Office

As shown in Table 10, the office market in College Park has remained relatively unchanged since 2000. No additional office space was added to the inventory within 0.5 miles from the MARTA station in the last 12 years. Within one-mile from the station, located adjacent to the GICC and Hartsfield-Jackson Atlanta International Airport, Gateway Center I added 128,396 SF of office space to the total available inventory. Currently, this building is reported to being about 90% leased, providing evidence for demand for similar types of space around the GICC. Total leasable SF available in Fulton County increased at a CAGR of 1.61% between 2000 and 2011, but experienced a modest 0.93% CAGR between 2007 and 2011.

The last five years have been difficult for the Atlanta area office market. At year end 2009, the Atlanta market area experienced a total negative net absorption or more than 1,292,000 SF. A significant portion (883,000 SF) of that amount occurred in Fulton County. College Park was also impacted in 2009 with negative net absorption of nearly 5,500 SF. As shown in Table 11, these areas began to absorb some of that space in 2010 and 2011.

Table 10: Total Leasable Office Square Footage, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	25,909	266,134	373,607	1,846,797		124,328,831	4,599,010
2001 4Q	25,909	266,134	373,607	1,802,583		131,559,914	4,572,541
2002 4Q	25,909	266,134	373,607	1,802,583		135,200,287	4,747,907
2003 4Q	25,909	266,134	373,607	1,802,583		136,885,912	4,757,701
2004 4Q	25,909	266,134	373,607	1,802,583		138,028,619	4,789,293
2005 4Q	25,909	266,134	373,607	1,802,583		139,522,616	4,854,275
2006 4Q	25,909	266,134	373,607	1,824,683		140,407,069	4,929,375
2007 4Q	25,909	266,134	373,607	1,824,683	290,784,614	142,732,024	5,019,255
2008 4Q	25,909	266,134	373,607	1,824,683	294,624,220	145,011,206	5,021,655
2009 4Q	25,909	266,134	502,003	1,953,079	297,274,345	146,692,296	5,297,202
2010 4Q	25,909	266,134	502,003	1,945,683	299,121,640	148,239,931	5,284,806
2011 4Q	25,909	266,134	502,003	1,945,683	298,712,419	148,138,813	5,311,821

Source: CoStar; City of College Park; RERC, Inc.

Table 11: Total Net Absorption of Office Space, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	4,988	(32,595)		1,566,892	(36,531)
2001 4Q	200	200	200	5,322		(66,855)	(20,883)
2002 4Q	100	300	17,617	36,299		232,688	46,938
2003 4Q	(200)	(200)	374	2,386		(82,626)	(513)
2004 4Q	300	300	4,700	4,258		483,227	54,806
2005 4Q	-	100	(4,976)	(1,902)		250,684	29,171
2006 4Q	600	700	(424)	(23,104)		968,433	11,701
2007 4Q	(400)	6,600	10,814	(53,560)	7,184	382,697	(104,353)
2008 4Q	300	300	300	6,791	156,808	152,168	11,292
2009 4Q	(200)	(200)	295	(5,497)	(1,292,077)	(883,316)	4,904
2010 4Q	950	950	24,706	12,518	673,567	439,283	(48,526)
2011 4Q	-	(125)	13,951	20,733	598,805	214,909	77,051

Source: CoStar; City of College Park; RERC, Inc.

Given the state of the economy since 2007, the drop in occupancy rates is not unexpected. According to the data presented in Table 12, office product within one-half mile from the MARTA station went through the recession relatively unscathed as this area consistently boasted the highest occupancy rates of those evaluated for this analysis. The office market within one-mile from the station also experienced high occupancy rates until a sharp drop of nearly 30% in 2009. However, the data presented do show signs of a slight rebound in occupancies within one-mile of the station.

Similar to the experiences in the retail market, lease rates throughout the region have remained unchanged since 2000. The data summarized in Table 13 indicate the declining occupancies and increased unemployment had little impact on the lease rates reported.

Table 12: Office Occupancy Rates, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	80.70%	97.60%	87.16%	81.79%		92.19%	87.91%
2001 4Q	81.47%	96.73%	91.00%	83.52%		86.28%	85.62%
2002 4Q	86.88%	98.23%	97.84%	86.00%		84.63%	88.85%
2003 4Q	86.88%	98.27%	97.09%	87.81%		83.89%	89.10%
2004 4Q	88.04%	98.38%	98.21%	86.70%		85.07%	89.02%
2005 4Q	89.19%	98.61%	97.01%	87.78%		86.21%	91.20%
2006 4Q	86.88%	98.12%	96.60%	86.44%		87.40%	88.97%
2007 4Q	86.88%	98.72%	96.31%	83.31%	86.99%	87.74%	86.35%
2008 4Q	81.47%	98.20%	96.38%	83.57%	85.88%	86.42%	86.48%
2009 4Q	82.25%	95.53%	69.63%	73.00%	83.77%	84.19%	82.65%
2010 4Q	88.81%	96.17%	77.19%	73.75%	83.11%	83.23%	78.09%
2011 4Q	66.94%	93.99%	78.84%	74.82%	83.26%	83.45%	78.90%

Source: CoStar; City of College Park; RERC, Inc.

Table 13: Average Lease Rates Reported – Office, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	\$16.94	\$14.31		\$21.23	\$14.9
2001 4Q	-	\$14.50	\$16.67	\$15.24		\$21.23	\$15.9
2002 4Q	-	\$14.50	\$18.19	\$14.96		\$20.00	\$15.5
2003 4Q	-	-	\$18.23	\$13.97		\$18.97	\$15.72
2004 4Q	-	-	\$10.85	\$13.27		\$18.79	\$16.24
2005 4Q	-	-	\$11.73	\$12.16		\$19.16	\$13.9
2006 4Q	-	-	\$11.70	\$12.87		\$19.67	\$15.00
2007 4Q	-	\$15.50	\$19.19	\$13.36	\$20.11	\$21.66	\$15.77
2008 4Q	\$9.00	\$14.55	\$21.82	\$17.04	\$20.12	\$22.02	\$17.11
2009 4Q	\$11.00	\$11.00	\$21.57	\$16.41	\$19.07	\$20.66	\$15.86
2010 4Q	\$12.86	\$18.46	\$20.34	\$16.04	\$18.53	\$20.03	\$15.33
2011 4Q	\$11.00	\$14.29	\$19.71	\$15.07	\$18.21	\$20.03	\$15.21

Source: CoStar; City of College Park; RERC, Inc.

Note: All rates are full service

Residential

Residential construction activity has declined statewide and within the Atlanta MSA, mirroring other areas throughout the U.S. Statewide, the number of permits issued has fallen to levels not seen in more than a decade. Table 14 shows the total number of permits issued annually for the 11-year period between 2001 and 2011 in College Park, Fulton County, Clayton County, the Atlanta MSA, and the state of Georgia.

More than half the residential permits issued in the state were located within the Atlanta MSA. All areas presented in the table show a sharp decline in permit activity initially starting in 2007, but even more pronounced in 2008 and 2009. Preliminary results for 2011 provide some indication that 2009 was the “bottom” of permit activity in the region and the state, with potential for gradual incremental increases in permits over the next several years. Obviously, the areas presented in Table 14 have a way to go before they reach activity levels experienced prior to the recession. While questions likely remain about the general health of the housing market, prices may be at or very near their floor.

Implications

Even as the overall unemployment rate has inched upwards, actual job counts in the MSA, generally, and College Park, specifically, have shown some growth. College Park’s stability in terms of job counts (regardless of employee’s place of residence) must be attributed to the direct and indirect employment related to Hartsfield-Jackson Atlanta International Airport. The city is well positioned to capitalize on development activity near the airport, particularly those city-owned properties recently bought back from the City of Atlanta. The airport, coupled with the expansion of the GICC, have increased private sector interest in College Park, particularly in the hotel and office environments.

Table 14: Residential Permits Issued, 2001-2011

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 (P)
City of College Park											
Single Family	9	37	77	33	95	87	18	5	1	0	7
Multifamily	<u>0</u>	<u>0</u>	<u>0</u>	<u>104</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	9	37	77	137	95	87	22	5	1	0	7
Fulton County											
Single Family	4,019	3,909	6,014	8,008	9,581	9,491	4,552	2,211	775	783	959
Multifamily	<u>636</u>	<u>957</u>	<u>60</u>	<u>968</u>	<u>8</u>	<u>14</u>	<u>16</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>993</u>
Total	4,655	4,866	6,074	8,976	9,589	9,505	4,568	2,211	783	783	1,952
Clayton County											
Single Family	2,534	2,283	2,519	2,046	2,106	2,217	1,238	403	85	143	106
Multifamily	<u>636</u>	<u>957</u>	<u>60</u>	<u>968</u>	<u>8</u>	<u>14</u>	<u>16</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>0</u>
Total	3,170	3,240	2,579	3,014	2,114	2,231	1,254	403	93	143	106
Atlanta MSA											
Single Family	48,423	50,151	55,033	57,316	61,558	53,927	31,089	11,989	5,421	6,384	6,239
Multifamily	<u>16,845</u>	<u>16,400</u>	<u>11,344</u>	<u>16,691</u>	<u>11,333</u>	<u>14,339</u>	<u>13,681</u>	<u>7,305</u>	<u>1,112</u>	<u>1,191</u>	<u>2,453</u>
Total	65,268	66,551	66,377	74,007	72,891	68,266	44,770	19,294	6,533	7,575	8,692
State of Georgia											
Single Family	71,531	75,761	81,270	87,731	94,467	86,106	55,399	25,027	14,838	14,872	11,912
Multifamily	<u>21,528</u>	<u>21,994</u>	<u>16,023</u>	<u>20,625</u>	<u>14,869</u>	<u>18,094</u>	<u>17,955</u>	<u>10,489</u>	<u>3,554</u>	<u>2,486</u>	<u>4,219</u>
Total	93,059	97,755	97,293	108,356	109,336	104,200	73,354	35,516	18,392	17,358	16,131

Source: FHUD SOCDs Building Permits Database (US Bureau of the Census); RERC, Inc.

(P) = Preliminary figures

These employment and activity centers outside of downtown itself will continue to draw interest, but they also have the potential to cannibalize potential growth in the city's core. As the demand for additional retail and office space is recognized, it is more likely that needed facilities will be built in areas more accessible to the interstates and highway network, with little attention being paid to MARTA and downtown College Park. There is an ostensible demand for new residential product in the city resulting from the removal of nearly 3,000 housing units, but recent trends in residential activity has shown few signs those units will be rebuilt in the foreseeable future.

The negative growth trends, the lack of significant new development downtown, and the significant loss of population over the past 10 years would likely continue if no significant investments or initiatives implemented to target TOD activities near the downtown MARTA station. The city's proximity to the Hartsfield-Jackson Atlanta International Airport and the GICC creates opportunities to stimulate some new retail, hotel, industrial/flex, and office development at areas easily accessible to the airport and major roadway network. Market and demographic trends suggest that unless a number of redevelopment initiatives are implemented population and households will continue a gradual decline, or at best, very limited growth over the next 25 years. The current status of the commercial environment within the market areas, and the city overall, indicates significant oversupply across the retail and office sectors of the marketplace. Demand for future growth will be constrained by declining population and households within the market areas. However, some new growth is likely as a result of the increased visitation to the GICC as well as anticipated employment growth mostly generated by airport-related activities. That said, the oversupply is so substantial, this new demand merely chips away at the surplus within the study area.

6.14 Future Demand

The analysis considers recent trends in the marketplace as well as potential redevelopment activity to help determine the level of future demand for commercial and residential development in the target area. The retail demand analysis takes into account demand generated by three primary groups – residents/households within the market areas, visitors to the GICC, and workers within the city. Using a variety of data sources, a series of demand models were built and calibrated specific to College Park. These models estimate expenditures by each of these groups and translate these expenditures into the demand for square feet of retail space.

The demand for new office space is based on the city's historical share of office development in Fulton County. This methodology assumes new demand for space in the near future will be accommodated in existing vacancies, with greater growth potential for new growth in 10 to 15 years.

Noted Benefits of Transit Oriented Development

Mixed use developments have become popular in recent years, combining residential products with shopping, services, and workplaces. Focusing new development in smaller areas fertile for revitalization could allow the downtown to begin a renaissance as a district easily accessible to growing employment centers and a variety of transportation modes.

TOD is generally referred to a mix of housing and commercial uses in a walkable neighborhood with easy access to quality transit options. Creating a successful TOD requires planning and thought beyond the station. The existence of transit may not create demand for new development by itself. To take advantage of this access, a successful TOD requires the understanding of the characteristics within the surrounding neighborhoods, the real estate market, employment centers, and travel patterns.

Many residents may not choose to live in a TOD setting, but having a well-designed and active station area creates an amenity for the entire community, not just those living within one-half mile from the station.

TODs are typically undertaken to achieve some, or all, of the following perceived benefits:

- reduced automobile trips
- increased transit ridership and revenues for the transit agency
- increased land and building values near transit
- improved access to jobs for all households, including those which are economically disadvantaged
- reduced transportation costs for residents
- improved public health
- creation of a sense of place/community

Preferred TOD Plan

The central purpose of this analysis was to evaluate the area’s demand potential for redevelopment, assuming an emphasis on TOD elements. Future growth, particularly in the downtown core, will be limited if there is not meaningful and effective intervention from the public sector. To posit an alternative future, this analysis assumes the public sector does indeed intervene with a particular emphasis on redevelopment around the downtown MARTA station. Reflecting the catalytic value of the station, the analysis estimates new demand potential based on the build-out of the Preferred TOD Plan designed by Atkins (see Table 15 and Figure 6). The analysis evaluated potential demand within the three defined market areas previously discussed. However, to examine the future potential demand over the build-out period of the Preferred TOD Plan, the analysis focused specifically on the demand potential within a 0.5-mile radius from the station. This market area is consistent with properties most affected by station area planning through the promotion of walkability, mix of uses, and improved transit access and ridership.

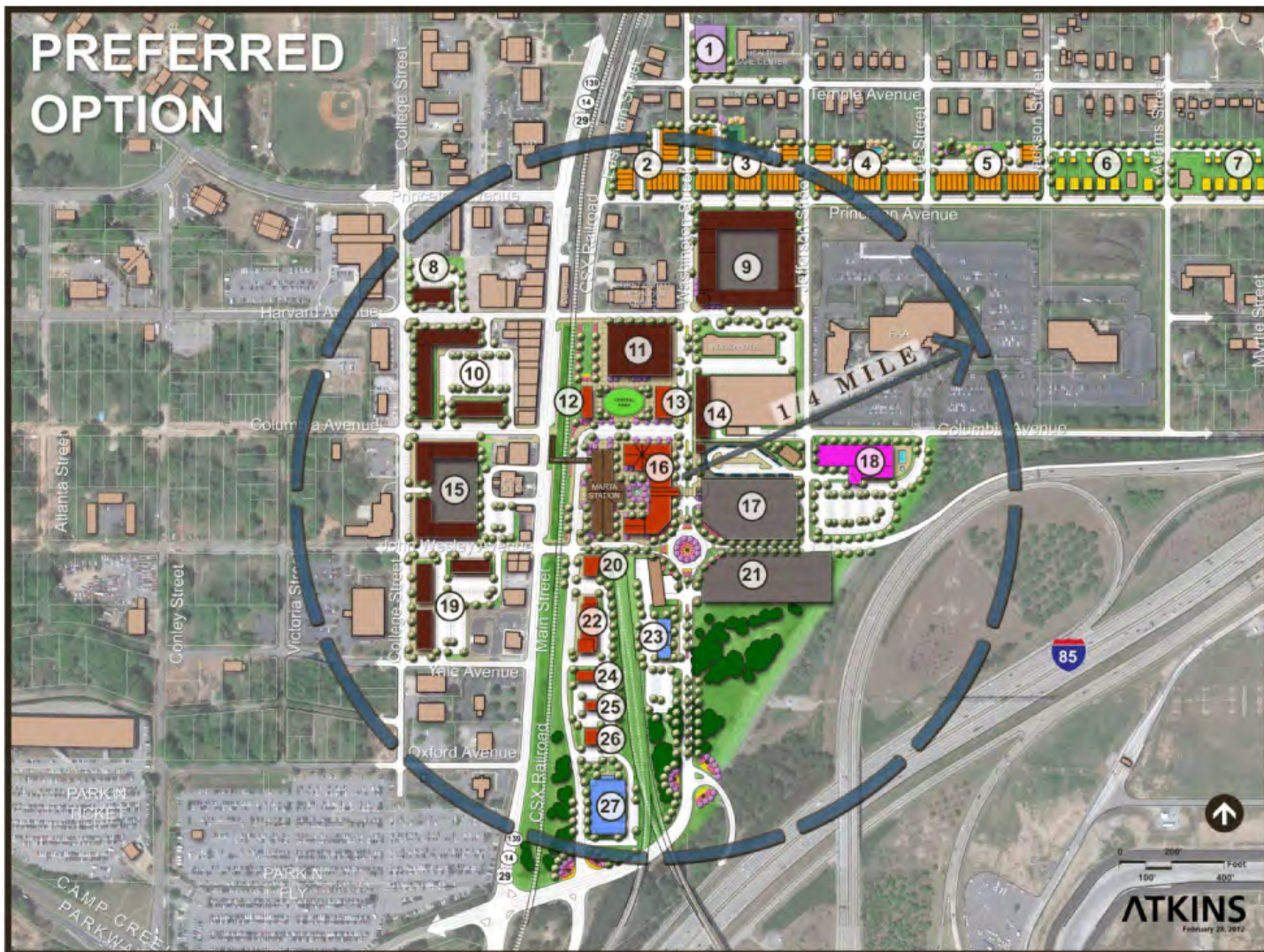
Table 15: Development Program from Preferred TOD Plan

Building	Floor Levels	Retail / Service	Office	Single Family	Multi Family	Town homes	Hotel	Structured Parking
1	3				60			69
2	3					16		
3	3					26		
4	3					20		
5	3					20		
6	1-3			6				
7	1-3			5				
8	2	9,000	9,000					
9	3-4	15,800	4,900		234			720
10	3-4	24,000	16,000		55			
11	5	18,000	4,800		105			501
12	1	4,800						
13	1	7,200						
14	3	11,500			26			
15	2	40,000	40,000					280
16	1	40,000						
17	3							961
18	3						150	
19	2	25,500	25,500					
20	1	5,000						
21	3							855
22	1	12,800						
23	1		7,500					
24	1	3,200						
25	1	1,750						
26	1	3,000						
27	2		27,000					75
Total		221,550	134,700	11	480	82	150	3,461

Source: Atkins; RERC, Inc.

Figure 6 illustrates the plan design evaluated for this analysis.

Figure 6: Preferred TOD Plan



Source: Atkins

Retail, Restaurants, and Services

Considering local and industry standard ratios, the plan could create 573 new households, or 1,375 residents, and over 1,000 new jobs. Local residents’ expenditures are a key driver of demand for retail and services. For purposes of this analysis, only these new residents were considered in estimating new retail demand from the residential population.

To derive the estimated demand for retail, restaurants, and services needed from the residential population, the analysis estimates the expenditures from the new residents and estimates the square footage needed by those expected expenditures. The Atlanta MSA’s

median household income was applied in the analysis to estimate the total anticipated non-auto retail expenditures. Based on the program presented in Table 14, the 573 new households will generate approximately \$32,776,000 in total household income. An estimate of non-auto retail expenditures for the market area is made by multiplying the total household income by the percent of income spent on non-auto retail goods. According to the Department of Commerce’s Consumer Expenditure Survey, Atlanta area households spend about 22.17% of their income on non-auto retail goods. This calculation results in \$7,265,000 in total potential retail expenditures. To determine the estimated de-

mand in terms of square footage, the analysis estimates the average sales per square foot for stores in the market area based on ULI's Dollars and Cents of Shopping Centers. Of the approximate 33,500 SF of retail space demanded by these households, the analysis assumes 60% of this demand will be met within the market area. In other words, these households will purchase 40% of their retail, restaurant, and service needs from facilities outside the market area. Table 16 summarizes the range of estimated SF demanded by the new households at build-out.

The demand from non-resident employees is derived from employees within the city, but residing somewhere else. According to the U.S. Census, nearly 58,000 people work in the city, but live someplace else. In addition to these non-resident employees, the analysis considers full-time equivalent employees from the development program presented in Table 15. According to a recent report completed by the International Council of Shopping Centers, an average employee in an urban area spends nearly \$3,000 per year on retail, restaurant and service needs near their place of employment. Dividing the total potential gross expenditures by annual sales per square foot estimates yields the square footage demanded by the existing and new employees. Realistically, not all of the potential spending would occur in the downtown core. Therefore, the analysis applies a conservative capture rate of 15% to estimate the total potential demand within the market area. Table 15 summarizes the range of estimated SF demanded by existing and new employees that could be captured by stores near the MARTA station.

While visitors to the city include family/personal, business, and airport related visitors, the analysis focuses on the visitation associated with the activities taking place at the GICC where there is an estimated 800,000 visitors in 2012. Considering the plans for further expansion at the facility, it would be reasonable to suggest these figures will increase. That said, the analysis applies the 2012 figure of 800,000 visitors to estimate the potential retail demand. The GICC does not track average expenditures from its visitors, but the dollars spent by business travelers is tracked by the Atlanta Convention and Visitors Bureau. After factoring out such expenditures as hotel stays and transportation, each visitor is estimated to spend about \$126 on retail and entertainment during their visit. Based on these estimated expenditures, the 800,000 visitors to the GICC are estimated to generate demand for approximately 450,000 SF of retail and entertainment space. Again, it would be unreasonable to suggest all of this demand could be met within the market area, or even the city. A capture rate of 15% was applied to calculate the estimated space that could be captured near the MARTA station, assuming the preferred plan from Table 15 is implemented. Table 16 summarizes the range of potential demand from visitor spending as well as the total demand from all three demand generators.

Table 16: Estimated Demand for Retail, Restaurants, and Services

Retail / Service Demand Generator	Demand @ Build-out (SF)	
New Residents/Households	18,000	22,000
Existing & New Non-resident Workers	102,000	131,000
GICC Visitors	61,000	78,000
Total	181,000	231,000

As shown in Table 16, new residents account for about 10% of all demand, while visitors and non-resident employees (new and existing) account for 34% and 56% of the demand, respectively. Potential tenants of this space would include retailers and service providers within the following categories:

- Department stores and general merchandise
- Discount stores
- Furniture and home furnishings
- Appliances and electronics
- Building materials and hardware
- Apparel and accessories
- Miscellaneous retail stores
- Food stores and supermarkets
- Drug stores and pharmacies
- Convenience stores and gasoline
- Beer, wine and liquor
- Cosmetic, health and beauty
- Full services restaurants
- Limited service restaurants
- Specialty food service
- Drinking places
- Personal services
- Social services
- Banking and real estate

In its current state, the market area is oversupplied. As such, the demand presented in Table 16 assumes redevelopment patterns and product design consistent with the plan presented in Figure 6. Substantial deviation from the plan could have a material impact on the demand for retail, service, and entertainment space adjacent to the MARTA station. The timing of the new demand depends upon market conditions turning around to allow for redevelopment with a mix of uses around the station area. These conditions are not likely to change in the next two to four years, but it would be important for the City to begin planning their implementation and redevelopment strategies to assure it is ready when the market appears ripe for redevelopment.

Office

The demand for new office space in the defined market area is based on the city's historical share of the estimated office space in Fulton County. This approach assumes the rate of growth in office space within Fulton County over the past 12 years continues over the next 25 years. Between 2000 and 2011, Fulton County experienced a CAGR of 1.61%. The average capture rate of all Fulton County office space within 0.5 miles from the MARTA station has averaged at about 0.19% since 2000. Understanding there is currently about a 17% vacancy within the office market in Fulton County, most of the new growth in the next five years is expected to fill these vacancies prior to the market area increasing its ability to capture a greater percentage of office space in the county. It is more than reasonable to suggest that over time, assuming new development is built consistent with the Preferred TOD Plan in Figure 6, the area within 0.5 miles from the MARTA station will be able to achieve a higher capture of the county's growth.

Under this approach and assuming effective redevelopment initiatives are implemented, the analysis suggests between 110,000 and 141,000 SF of office space can be supported over the next 25 years. Again, the majority of this space would likely be built and absorbed in the later years of the plan's build-out.

Other Uses – Residential and Hotel

Between 2000 and 2010, the City of College Park lost nearly half of its population, primarily due to the expansion of Hartsfield-Jackson Atlanta International Airport. The City has recently bought back some of the land originally purchased for the airport's expansion, but much of this land is not suitable for residential development because of noise ordinances and other regulations.

Generally, demand for new residential product is based on expected population and employment growth. College Park is unusual in that population trends indicate a continued decline in population, while employment in the city remains strong with signs of continued economic expansion. This economic expansion provides opportunities for the city to leverage the large

employment base and its proximity to airport-related activities to support additional residential units.

With nearly 60,000 employees in the city, the majority of which reside outside the city, there is ample opportunity for increased residential development over the next 25 years. Although an overwhelming majority of the households in the city are renter occupied, there is apparent demand for additional multifamily in the downtown core. Some of this new demand would likely require the demolition and replacement of outdated and dilapidated structures. Again, the potential to support additional residential activity is contingent on a mix of redevelopment policies, removing, or limiting, negative perceptions such as crime and blight, and developing parcels in such a manner that creates a sense of place in the downtown core. These improvements will foster development that will attract potential new residents with easy access to the airport, interstates, transit, employment, and a variety of retail and entertainment offerings.

The city's location proximate to Hartsfield-Jackson Atlanta International Airport and the GICC provides increased opportunities for new hotel development within the city limits. Even if the city opts to implement no redevelopment initiatives targeting TOD near the MARTA station, demand for additional hotel rooms will likely remain. The location of such demand, however, will be targeted for land or properties directly adjacent to the GICC or other areas with direct access to the interstate highway system or the airport. At year-end 2011 there were over 5,400 hotel rooms within the city limits with an overall occupancy of 65% and an average daily rate (ADR) of \$80. New hotel development is generally supportable once occupancies reach around 70%.

There has been recent hotel development activity in downtown College Park. Hotel Indigo (part of the InterContinental Hotels Group) was originally set to open a 142-room boutique hotel in 2009, but economic concerns caused construction delays, and the facility opened in May 2012. Located just outside of downtown on Virginia Avenue, Holiday Inn and Suites anticipates completion of its \$3,000,000 renovation in June 2012. The renovated facility will offer 333 rooms, lounge, conference room, and pool.

With most of the area's hotel development occurring closer to the airport or GICC, the success of these facilities will be important in determining the future demand for hotel rooms in downtown College Park, and within a block from the MARTA station.

Hotel development will reasonably occur without regard to the city's policies pertaining to downtown development, but this development will not likely take place downtown. The basis for this new demand is generally in response to increased passenger traffic at the airport and/or visitation to the GICC. However, assuming redevelopment strategies are implemented to create a desirable environment offering residents the opportunity to live, work, and play via increased walkability downtown and near the MARTA station, and increased commercial development activity, it is reasonable to believe a limited service hotel comprising between 120 to 150 rooms could be supported near the MARTA station.

The analysis employed suggests the plan as presented in Figure 6 and Table 15 is supportable over a 25-year build-out period, assuming the city commits to a combination of redevelopment initiatives and incentive packages to promote redevelopment around the MARTA station and in the city's downtown core.

The demand for each of the uses described above depend significantly on major public intervention in terms of redevelopment initiatives allowable under state and federal law. If redevelopment is not targeted through a combination of redevelopment tools, new development occurring in the city will be located away from the downtown core in areas easily accessible to the interstate highway network and adjacent to the Hartsfield-Jackson Atlanta International Airport and the GICC.

There are many different ways redevelopment can proceed. The usual challenges stem from prohibitive market conditions, local capacity – primarily as that capacity is limited by funding availability – and the conflicts among priorities. These conflicts often stem from uncertainty about future conditions, political priorities, and the difficulty in evaluating what efforts might achieve the most significant return given limited time and financial resources.

6.15 Possible Redevelopment and Funding Strategies

Financing and funding are usually the biggest barriers to redevelopment. Here, there are many strategies and funding sources that may be used to implement redevelopment activities and improvements. Although these comments focus on the financial resources typically or legally available within the state of Georgia and College Park, the discussion is purposefully broader to provide some perspective on the means or methods in place outside of this state. In total, these observations suggest a series of best practices that are applicable to College Park as well as almost any redevelopment area.

While local ordinances, statutes, and the Georgia constitution limit the options currently available, it can be instructive to understand what is occurring in other settings to benchmark local performance. For the most part, the differences from state to state or jurisdiction to jurisdiction are not so much the financial sources themselves but rather how they are implemented and applied.

In reality, there are only a handful of financial sources but they may assume a very different character depending on policy and applicable law. Unless there are very particular nuances or differences comprising a financial resource, its primary features are described categorically and more generally in this document.

Because there are both similarities and differences in funding options, the criteria for classifying or typing them is fluid but attempts to group the options as discretely as possible, providing examples to illustrate how the option might be used. Generally, the various PROS and CONS cited consider political sensitivity, difficulty in implementation, depth of resource, and overall efficacy in College Park.

Though sometimes used interchangeably, funding and financing are to be clearly distinguished. Unless described otherwise, funding speaks to a committed source of financial resources, and financing is the vehicle used to apply these financial resources. This discussion focuses on the former, addressing the latter only in the broadest terms.

Overview of Major Programs in Georgia

The State of Georgia has a number of programs that can be combined or used discretely. For the most part, the use and structure of these programs follow the form found in other states, recognizing limitations on overall monies that might be raised or allocated and the procedures that must be followed to secure these programs. Once these programs are in place, they provide a variety of planning as well as financial tools which improve their overall usefulness. Except in unusual cases, the tandem usage of programs creates a leveraging effect such that the opportunities, options, or funds available to a community or area are enhanced beyond those possible when the programs are used on an ad hoc basis.

It should not be construed that these are the only options available but they do comprise the foundation of an integrated redevelopment program.

Tax Allocation Districts (TAD)

Authorized as part of the Georgia Redevelopment Powers Act, Georgia's TADs are virtually identical to the concept of tax increment districts found in almost every state. The concept directs tax proceeds beyond those realized as of a certain date to a targeted area for redevelopment purposes. In Georgia, both property taxes and sales tax may flow into an account for redevelopment of area infrastructure and related initiatives. With some exceptions, all tax collecting units in the area must contribute but schools are often exempted.

Advocates of these and similar districts elsewhere reason but for the investment of net proceeds in an area, redevelopment would not occur and the general tax base would erode. The proceeds available are not new taxes but merely a reallocation of taxes already legislated and collected, hence the name of the program.

All property owners potentially affected by the financial or legal aspects of TAD's must approve use of this redevelopment mechanism. Because TAD's do not involve new taxes, property owners can see the nearby and immediate use of their tax dollars while the governmental units

contributing to the TAD keep their historic collections as they also improve the prospect of receiving enhanced proceeds in the future. An important distinguishing factor of Georgia's program is that no more than 10% of an area's tax base can be directed to a targeted redevelopment area, and contributing tax units may never lower the tax millage in place once a TAD is implemented. So, while money is available and no contributor is financially disadvantaged relative to prior collections, various jurisdictions may have other financial plans somewhat limited.

Debt can be issued under this program but it can be difficult because the proceeds are slow to build and provide sufficient revenues to secure the debt. Alternative approaches using these funds are available but the procedures can be complex and cumbersome.

In addition to these powers with a financial dimension, there are many powers of an administrative and programmatic function that focus on redevelopment strategies. Eminent domain is still available in some cases.

Pros:

- access to a tool that allows multiple jurisdictions or local governments to agree on a mutually beneficial direction for redevelopment
- access to a very broad range of powers and policy initiatives
- with a committable source of revenues somewhat guaranteed, specific initiatives are reasonably assured
- reflects the benefits implicit in the value of the property which are easily understood
- does not require an additional layer of taxation for actions to gain momentum
- debt legally permissible outside of local government's general obligations
- may avail policy makers of eminent domain powers when needed

Cons:

- debt can be difficult to secure without added pledges or security
- certain growth in underlying tax base will occur without TAD policy

- base may not expand as rapidly as the need for supporting infrastructure
- historically, property taxes have been used for broad operational activities, not debt
- appears to lock in local governments to a fixed millage rate that may be inappropriate over time
- defaults, even though not incurred against a local government, can still adversely affect credit

Well suited to:

- major area wide initiatives requiring significant capital and programmatic options. Seems perfectly suited to the circumstances of College Park.

Urban Redevelopment Act (URA)

The Urban Redevelopment Act is procedurally less difficult to implement than the Georgia Redevelopment Powers Act which authorizes the operation of TADs. Though URA also permits certain financial powers, the emphasis in the URA is implementing a sweeping vision and plan for eradicating the conditions and context that have led to slum and blight, conceptually discouraging reinvestment in a specifically defined area. The primary objective underlying the URA is the certainty that accompanies a plan which fully describes the intent of a local government, the directions to be pursued, and locations that may be affected by redevelopment. The plan is the principal document linking needs, priorities, resources, and properties that may be involved together as a unified strategy for redevelopment.

Unlike TADs, the identification of an area and the adoption of a redevelopment plan do not in themselves assure the availability of a financial resource. While these areas do receive certain legal powers to generate debt, the financial obligation will have to be secured through the management of projects or activities enabled by this act. In principle, these resources are likely to mean partnerships with the parent government, partnerships with private developers, mortgages, the sale of lands, leases, and similar kinds of activities. While any local jurisdiction issuing debt under the terms of the URA are insulated from this debt, they may also secure the debt with unrelated revenue streams, grants, or other

kinds of financial resources. While these tools or devices may be paired with special taxes, fees or charges, these tend to be somewhat limited under this act and are not an assured form of revenue for long term debt. The application or viability of these optional revenue streams must be investigated thoroughly in each case.

In addition to these powers, there are other powers of an administrative function that also involve related issues or strategies. Eminent domain may still be available in some cases.

Pros:

- a comprehensive policy tool intended to make a sweeping statement about intentions and directions planned for redevelopment
- provides many options for implementing redevelopment without obligating local government itself to pursue redevelopment initiatives directly
- powers include the ability to waive certain ordinances and permit the assembly or replatting of land
- focuses initiatives on infrastructure improvements which are often the largest barriers to redevelopment
- debt legally permissible outside of local governments general obligations
- may avail policy makers of eminent domain powers when needed

Cons:

- does not directly provide a source of revenue for specific programs or initiatives
- revenues must come almost exclusively from real estate or site specific redevelopment activities
- debt can be difficult to secure without added pledges or security
- defaults, even though not incurred against a local government, can still adversely affect credit

Well suited to:

- redevelopment activities where local governments have obvious real estate assets that can be leveraged and incorporated into a redevelopment program

Enterprise Zones (EZ)

In designated enterprise zones, eligible properties may have their property taxes abated for up to ten years with these taxes fully abated in the first five years. Other taxes and various ordinances may also be waived or abated to further a specific objective. The area designated as an EZ must satisfy a series of criteria not that dissimilar to the criteria necessary to create an URA.

Pros:

- property tax abatement is always an attractive marketing device for business recruitment
- tends to be available subject to the same criteria pointing to a need for redevelopment
- sum of taxes abated directly reflects the benefits implicit in the value of the property

Cons:

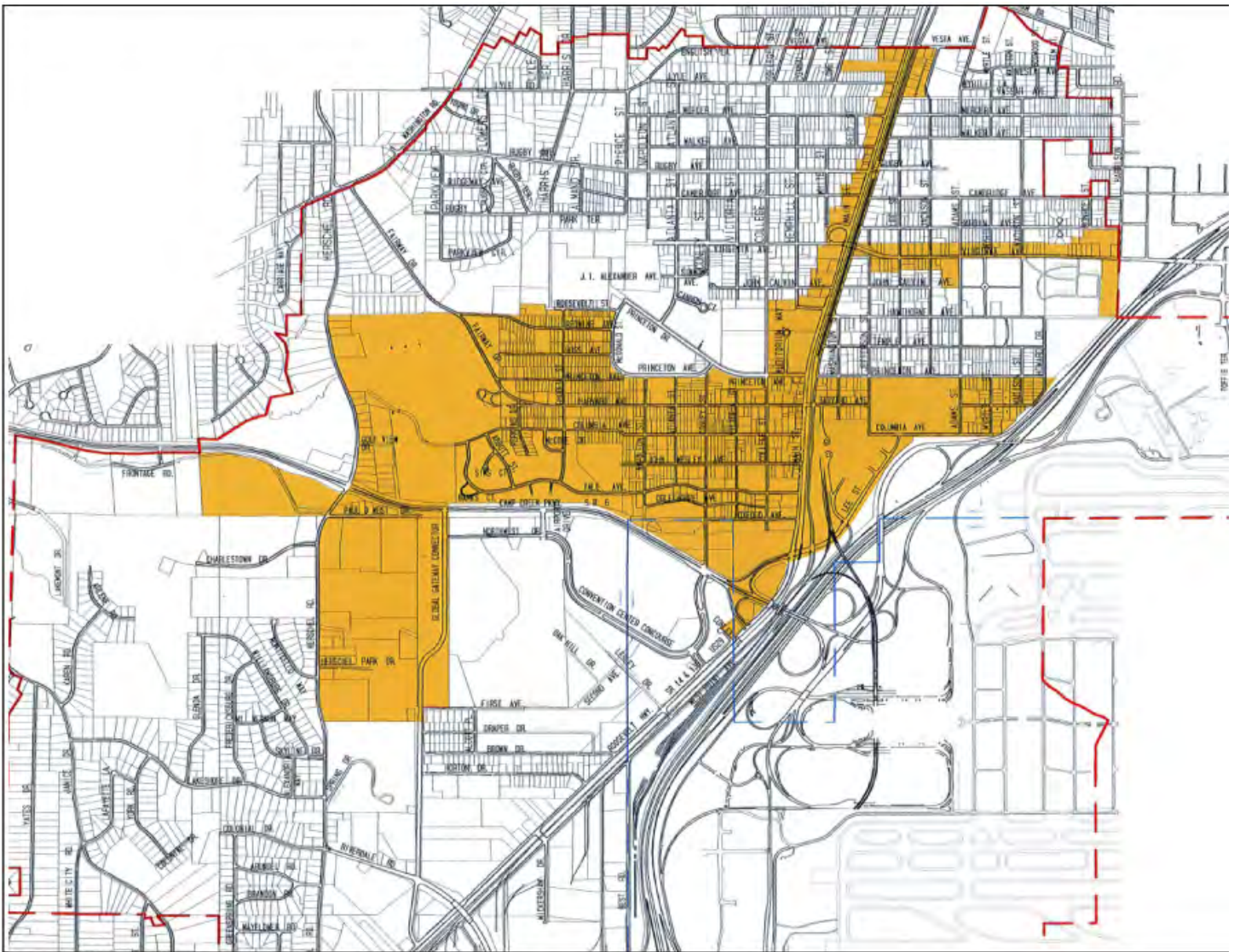
- can impact needed services with no obvious sources of additional revenue
- underlying tax base may not expand as rapidly as the need for supporting infrastructure
- historically, property taxes have been used for broad operational activities, not debt

Well suited to:

- immediate business activities or recruitment

College Park currently employs this redevelopment strategy. The properties included in the enterprise zone are illustrated in Figure 7.

Figure 7: City of College Park Enterprise Zone



Source: City of College Park

Revolving Loan Fund

Monies, up to \$250,000, are made available by the state for discrete revitalization projects. These can be used in conjunction with other funds – often as a kind of gap or bridge financing resource – but are restricted to communities with a population of 100,000 or less.

Pros:

- good for gap financing and launching a financially difficult plan
- attractive as a collateral source of funding or financing
- at the maximum allowable amount of funding represents a material percentage of a large project or undertaking
- flexible in its application and use

Cons:

- may subject a local government to added losses from non-performing investments
- likely to be sufficient only for very focused projects occurring in a predetermined sequence

Well suited to:

- immediate business activities or recruitment

Opportunity Zones (OZ)

Opportunity Zones are a formalized and structured combination of three programs in place in Georgia. As already observed, almost any program can be a powerful redevelopment influence but the benefits of leveraged funds multiply the individual impacts available from any one resource. Here, Enterprise Zones, areas designated for redevelopment under URA, and Georgia's tax credit program for jobs are linked together. In the Opportunity Zone, almost any business that creates jobs (two or more) will qualify for a \$3,500 tax credits applicable to that business's full tax liability. Where poverty rates are unusually high – a common theme in targeted redevelopment areas – the job bonus may be higher.

Pros:

- very easily implemented
- very relevant to recruiting businesses
- affected or benefitting parties realize immediate rewards
- tax credits for job creation have become almost a requirement in today's highly competitive economic development climate
- allows the community to access the financial powers of the state without directly inserting the state in local activities

Cons:

- businesses receiving these kinds of tax credits, especially the smallest ones, are often undercapitalized, and may fail quickly thwarting the program's intentions
- where failures occur, the loss of that business subjects the local government to criticism
- regardless of the program's structure, existing businesses often complain that they are not treated the same as new businesses

Well suited to:

- immediate business activities or recruitment

Use of General Fund to Support Redevelopment

As used here, the reference is primarily to ad valorem (real and personal property) revenues collected at the local level. In most states, ad valorem revenues represent the largest part of the general fund.

While these dollars will likely be combined with other revenue sources for a number of activities, they are primarily for operational functions and broad program administration. In some cases, ad valorem may flow or be committed to specially designated authorities, bodies or programs.

Pros:

- highly visible so it insures accountability from the elected leadership
- among the strongest and most pledgeable [secure] sources of revenue
- reflects the benefits implicit in the value of the property

Cons:

- politically volatile when increases or modifications are advocated
- going forward this source is could become a target of legislative growth caps as it has in many other states
- base may not expand as rapidly as the need for supporting infrastructure in the typical redevelopment setting
- historically, property taxes have been used for broad operational activities, not debt

Well suited to:

- immediate activities, assets, or activities with relatively short lives. Could act in conjunction with programmatic options made viable with URA.

Property Taxes, Dedicated Millage to Support Development

These are distinguished from general fund receipts because they require a special vote of the electorate in most states. Case law in Georgia would substantiate the usefulness or availability of this option here. Typically such funds would be restricted to capital uses and apply to general obligation debt.

Pros:

- highly visible so it insures accountability from the elected leadership
- among the strongest and most pledgeable [secure] sources of revenue
- reflects the benefits implicit in the value of the property
- because it functions as a dedicated source, it does not impact other collections or funding allocation decisions

Cons:

- has proven to be politically volatile unless marketed very well to the electorate
- like regular ad valorem taxes, the base may not expand as rapidly as the need for supporting infrastructure

Well suited to:

- major capital improvements with strong community support. If the local community agrees that TAD's are a viable tool then other revenues might also become available through a referendum.

Special Assessments and Special Benefit Fees or Charges to Support Redevelopment

These may be levied to support a specific activity, typically on an area wide basis. In this situation, statute and case law in Georgia must be thoroughly vetted to determine the full options and benefits available to the City of College Park. As described here, the intention is to identify levies that stem primarily from the direct action of a local government.

In Georgia, even if legally permissible, it is possible that any financial advantages outlined here could diminish or improve if the tools or mechanisms described are administered or imple-

mented by a separate and independent unit or authority. Community development districts, transportation districts, water districts, and other kinds of service districts are common in many states but their character and form stems from legislation often specific to the kind of assessment, area or ultimate beneficiary.

Pros:

- directly ties each unit of benefit to the source of the revenue
- formulas to accomplish the allocation of benefit can be simple and clear
- eliminates issues of accountability because of visible relationships involved
- among the strongest and most pledgeable [secure] sources of revenue. Collections stand equal to property taxes.
- benefits and costs are conferred directly to affected properties
- does not compete with operational requirements of property taxes
- can allow constituents access to the lower cost of publicly secured financing

Cons:

- in Georgia, almost certain to be the subject of a specific legislative action by the local or higher body
- may assume the appearance of an additional tax
- sometimes raises questions and issues about ownership and control of facilities funded through these resources.
- may be difficult to isolate discrete benefit areas on the basis of geography.
- overly simple formulae may distort the actual benefits received
- suggestive of a financial scheme based on locational and economic advantage
- are not typically suitable for system wide improvements or expenditures

Well suited to:

- assets with relatively longer lives and many ongoing operational activities in a defined area. Could be very useful in conjunction with other redevelopment options in College Park.

General Sales Taxes to Support Redevelopment

Though we have not completed a detailed budgetary analysis – in most states – sales taxes together with real and personal property taxes represent the greatest portion of the local government general fund. In Georgia, like other states, there are some limited options to raise the basic sales tax at a modest level but these will require legislative action and not atypically a local referendum specific to the proposed tax increase or surcharge. Whatever is sold legally at that point would be subject to the general sales tax, and there are precedents for self-imposed sales taxes virtually everywhere in the United States.

A common variation is a sales tax on certain discrete items such as food service, lodging, auto rentals or others similar activities where the burden of the tax reflects a particular need, service or simply an alternative. The usual criticism is that sales taxes are very regressive.

Pros:

- substantial share of funds are often generated by non-local residents. In College Park, because of the proximity of major employment centers, the GICC, and the airport, it may be an unusually high rate generated by non-residents
- often seen as politically attractive because burdens appear incrementally modest
- it can be avoided by controlling usage and spending so it can be viewed as a user fee
- highly elastic so capacity improves with economic expansion

Cons:

- elasticity makes these sums vulnerable to economic contractions
- variability makes it only a moderately attractive resource for long term debt
- in most states, subject to very restrictive caps and tax rates
- proceeds are shared among different levels of government with little regard to actual source of collections
- substantial separation between financial resource and the planned financing or spending activity

Well suited to:

- operational activities without substantial debt components. If legally permissible, could be very attractive in College Park as part of a comprehensive strategy used in conjunction with other available programs and resources. Could be seen as the additional financial resource that enhances the benefits of activities undertaken as part of a URA in particular.

User Fees, Charges, or Surcharges

User fees are a tariff exchanged for a service or access to a facility. A surcharge is simply an added level of user cost atop a transaction that is already being processed. Whenever the fee is levied against a direct user relative to some activity or service, it can be thought of as a user fee. Most states, for example, impose a fee on rental cars that is often not available to any local governments.

Pros:

- strongly ties each unit of a consumed benefit with source of the revenue regardless of the transaction activity
- fees function as measures of the desired level of service constituents demand
- should discourage over production or underutilization
- unlikely to be cast as a tax
- absolutely best for activities with specific and identifiable users

Cons:

- almost certain to be the subject of a specific legislative action by the local or higher body
- such fees may deter public usage of services historically seen as community benefits
- raises the question of which services are more properly paid for through other taxes already paid to local government.
- not an altogether reliable source of funds for long term debt. May be problematic for certain operational costs.

Well suited to:

- specific services with discrete users, including both operating and capital items. Again, where legally permissible, could be very useful in College Park as part of a comprehensive strategy used in conjunction with other available programs and resources. Could be seen as that additional financial resource that enhances the benefits of activities undertaken as part of a URA in particular.

Developer Fees, Exactions, or Charges

In their broadest definition, these include any kind of costs or fees absorbed directly by a developer in the provision of a facility.

Here, the reference also includes impact fees though others might describe these separately. This category of charges or costs is certainly among those subject to the most flexibility and negotiation among the developer, local government, and other developers or individuals.

Pros:

- in areas of new or rapid growth, appears to avoid burdening existing constituents so these sources are politically attractive
- centers cost directly on the source of the emerging demand
- well within the police powers of local government [land development regulations] even in the era of anti-tax sentiment
- if properly structured can encourage preferred development patterns that maximize other efficiencies
- can apply to costs often envisioned or considered to be off-site improvements or needs
- unlikely to be cast as a tax.

Cons:

- may be viewed as a disincentive when encouraging investors to move to a redevelopment area
- conventional thinking about these sources does not deal with historical deficiencies or inadequacies
- if debt is placed privately, costs are increased to affected constituents who

might otherwise gain the marginal financial benefit of public resources.

- requires complex administrative systems to balance differing costs and physical needs area to area
- appear to offer flexibility but becomes controversial when costs are shared or negotiated outside of specific precedent
- almost universally confined to capital needs or expenses and not available for maintenance and related costs
- not a reliable source of funding suited to long term debt

Well suited to:

- large areas of new growth or rapid growth. This is rarely the situation in a redevelopment area.

Federal Spending, Grants, and Other Special Funding

These descriptions are limited given the range of opportunities that may be available. Some of the more attractive options today include New Market Tax Credits and the EB-5 immigrant investor program, both of which have very explicit rules and procedures. In general, the federal role in the support of redevelopment activities has been significant. Historically, the programs available are varied, competitive, and very specific to some activities. Still, it is virtually impossible to predict from year to year precisely how grants or special funding will be available and budgeted.

Pros:

- they are often windfall dollars for the local government
- leveraging value of grants can be strong because they maximize use of local financial resources
- their primary rationale is that there are certain hidden costs, spillovers, or externalities that extend beyond the local government and any obvious local funding initiative

Cons:

- they distort local decision making and hide true costs of services and capital expenditures

- often highly competitive but there may be preferred categories in which size or type of project warrants additional consideration
- they lead to overconsumption of local services and facilities
- most grants are likely to be conditional or restricted
- most grants are likely to require local funding matches that may otherwise be earmarked for other activity
- absolutely not a stable funding or financing source
- accountability is often poor although grants can impose rigid and consuming reporting standards

Well suited to:

- unusual, one-of-a kind major investments of varied life or utility

Privatization and Partnerships

Among the most exciting and controversial approaches to support redevelopment efforts or their related activities, these partnerships seek to involve the private sector in varied roles associated with design, financing, funding, construction and operation of improvements that will support or comprise a redevelopment activity. Generally, the objectives are to attract outside capital and to limit the public's use of capital dollars.

The arrangements can take many varied forms with the private sector potentially assuming full responsibility for all financial risk. If the public desires a "no risk" position in these arrangements, such a role materially limits the capital and the control available to government. Despite the attractiveness and the claims, there are few examples yet where the public has not assumed some risk or loss of control.

Pros:

- these may be the only approach that effectively creates new dollars for public use
- such dollars accrue outside of normal channels without impacting other government business

- if properly structured, can push political liability for rents and financial performance onto the private sector
- assumes private sector will maintain any assets to secure highest return.
- evidence of growing private market interest
- in many respects nothing new. The concept has been applied successfully for many services.
- if an existing asset is leased or sold, provides immediate opportunity to generate cash for other transportation activities

Cons:

- state law may not fully support this concept although it is consistent generally with the guidelines of URA
- governments highly criticized for surrendering what have come to be seen as public owned or controlled assets or programs
- concerns about accountability of public partners in such ventures
- sometimes difficult if not impossible to secure knowledgeable and capable partners locally
- requires extraordinary level of expertise and/or generates need for highly qualified consultants
- requires extraordinary discipline and organizational skills to implement

Well suited to:

- unusual, one-of-a kind major investments of extremely long life

Table 17 summarizes these initiatives by the pros and cons of each strategy.

Table 17: General Evaluation Matrix for Redevelopment Activities and Funding

Funding Option	PROS						CONS					
	Easily implemented	Easily administered	Strong revenue potential	Low to moderate political risk	Flexibility in use	Good source of support for debt financing	Some difficulties in implementing	Relatively difficult to administer	Limited revenue potential	Relatively high political risk	Less Flexibility	Limited support for debt financing
Tax Allocation Districts			X	X	X	X	X					
Use of the Urban Redevelopment Act	X	X			X				X			X
Enterprise Zones	X	X		X					X		X	
Revolving Loan Fund	X	X		X					X		X	X
Opportunity Zones	X	X		X					X		X	X
General fund	X	X								X		
Dedicated Property Taxes		X			X	X				X		
Special assessments	X		X	X	X	X		X				
General sales taxes		X				X	X		X	X	X	
User fees	X	X		X					X		X	X
Developer fees	X			X				X	X		X	X
Federal spending, grants, other				X				X			X	
Privatization			X	X	X	X	X	X				

How these should be applied will be largely a local decision based upon reaction to the Preferred TOD Plan and staff’s interest or capacity to apply the tools.

6.16 Overall Findings and

Recommendations

Sitting at the front door of the world's busiest airport, the City of College Park is well positioned to realize economic expansion and start re-attracting the population it lost as a result of the airport's expansion plans. More positively, a series of influences and conditions can materially invigorate the community's longer term population growth. Employment, housing opportunities, and extraordinary educational resources provide a favorable development outlook even if timing is less than clear. However, the growth envisioned in this analysis seems unlikely to occur without significant planning and public sector support which demonstrates the community's own confidence in itself and its future. Given the very conservative analysis completed, areas proximate to downtown and the MARTA station are obvious locations to direct incentives or support, drawing on the many strategies and programs described above.

A beginning point is understanding the potential to support new development around the MARTA station as that has been proposed by Atkins. Using the Preferred TOD Plan designed by Atkins (see Figure 6) as a guide to test the threshold demand needed to support mixed use in downtown College Park, the analysis concluded that the area's existing conditions and trends could sustain only limited growth. By contrast – assuming a number of key strategies and investments managed by staff – it was also concluded that the Hartsfield-Jackson Atlanta International Airport, GICC, the FAA, and other major employers in the city are the foundation for a forward looking series of initiatives. Together with programs or activities that align housing needs with jobs, it's reasonable to envision a substantial inflow of new dollars into the community. In effect, the data indicate the housing needs are so imbalanced relative to jobs and employment nearby that the market will readily adapt and correct if land resources are available and contextual conditions are corrected or improved.

The State of Georgia offers several relevant programs that have been used elsewhere in the region to deal with equally challenging circumstances. Though laws differ in other states, the themes common in the problems specific to

College Park have been addressed by similar programs elsewhere to assemble land, provide area wide strategies, and to induce development by removing selected financial obstacles.

That said, there are immediate and obvious opportunities. There is not a single major project that can be identified for near term implementation which would be as beneficial as leveraging or redirecting the many fixed pieces already in place. It is recommended that the City focus on a series of small projects intended to increase private investment and interest in the area which complement the substantial investments nearby and simultaneously demonstrate patterns of the community investing in itself. Extending this idea, implementation priorities and phases should respond to funding availability and market strengths, not solving the biggest problem, however that might be identified. In the end, successful short-term targeted strategies can create and sustain long-term value. Virtually all the tools or programs outlined in the previous pages provide the framework for this approach.

In the near term (5 to 10 years), residential and parking should be targeted for attention and redevelopment opportunities. Attracting new residents to the downtown core to take advantage of a major regional employment center, easy access to MARTA and major highways, and the City's coveted private school is a fundamental and very viable strategy in the present circumstance. Parking to support the area is also important because of its incremental cost relative to other public facilities. Parking infrastructure should not be considered on a project by project basis, but should address the parking needs for a district, or larger area. The community's demand for retail will increase as redevelopment progresses with household formations and parking. To the degree retail should be targeted, efforts should focus on investor improvements which might be supported with selected grants or lower interest loans.

Based on current economic and market conditions, other uses, such as office and hotel will require some time to be viable in the market place. Additional hotel rooms may be warranted as visitation increases to the GICC. There should be a marketing effort initiated to target

the large influx of visitors to this facility to attract them into downtown. These softer marketing efforts may need to be accompanied by selected signage, streetscape or other corridor upgrades that link the convention area to the downtown core. It is also recommended that a data tracking system is initiated to identify spending patterns and other characteristics from visitors to the GICC.

Build-out of the proposed plan identified in Figure 6 would generate significant tax revenue for the City of College Park and other affected taxing entities. Applying taxable values consistent with other TOD projects around the region, Table 18 summarizes the real and personal property tax revenues associated within the build-out of the preferred alternative plan. For comparison purposes, the 2011 total taxable value for real and personal property in the city was \$1,186,927,000, equating to approximately \$12,622,000 in property taxes for the city.

Table 18: Summary of Annual Property (Real) Tax Revenues at Build-Out

Use	Units/SF	Total FMV	Assessed Value		Ad Valorem Revenue	
			Real	Personal	City of College Park	Fulton County
Residential						
Single Family - For Sale	11	\$ 1,925,000	\$ 770,000	\$ 115,500	\$ 10,236	\$ 25,948
Multifamily - Rental	562	56,200,000	22,480,000	3,372,000	298,849	757,541
Office	134,700	21,888,750	8,755,500	1,313,325	116,396	295,047
Retail	221,550	36,001,875	14,400,750	2,160,113	191,444	485,283
Hotel	150	11,250,000	4,500,000	675,000	59,823	151,643
		\$ 127,265,625	\$ 50,906,250	\$ 7,635,938	\$ 676,748	\$ 1,715,462

The retail and hotel uses within the program also generate sales tax revenues flowing directly into the City's coffers. Table 19 presents a summary of sales tax revenues resulting from implementing the program described in Table 15.

Table 19: Summary of Annual Sales Tax Revenues at Build-Out

Sales from:	Taxable Sales	Sales Tax Revenue ¹	
		City of College Park	Fulton County
Retail	\$ 57,879,938	\$ 578,799	\$ 1,157,599
Hotel	3,094,744	30,947	61,895
Total	\$ 60,974,681	\$ 609,747	\$ 1,219,494

¹ Sales Tax Rates: College Park (1%); Fulton County (2.0%)

The amount of potential tax revenues generated by the new development is particularly important should the city opt to create a TAD and utilize TIF as one of its redevelopment initiatives. By using TIF, the City would be able to create significant financial incentives for targeted redevelopment within one-half mile from the station.

VII. REVITALIZATION/REDEVELOPMENT PLANS

Up to 7 Points

Applicants are ineligible to claim points in either Scoring Sections VII. Revitalization/Redevelopment

Plans or VIII. Community Transformation if claiming points in either Scoring Sections VI. Place-Based Opportunity or IX. Stable Communities.

Applicants may claim points in A and/or B.

A. Revitalization Plan/Qualified Census Tract

5 Points

Submitted revitalization/redevelopment plans must meet the following primary criteria to be considered Community Revitalization Plans (CRPs):

- Clearly delineate a Targeted Area within a Local Government boundary that includes the proposed site. For applications in the Flexible pool, the Targeted Area must not encompass the full Local Government Boundary
- Discuss housing as a goal of the CRP; and
- Be officially approved or re-approved by a Local Government within five (5) years of Application Submission.

Additional CRP criteria:

- Solicit public input and engagement during its creation;
- Include an assessment of the community's existing infrastructure;
- Designate implementation measures along with timeframes and funding sources.

A document is ineligible for consideration as a CRP if it is a short-term work plan, comprehensive plan, consolidated plan, municipal zoning plan, or land use plan.

1. **Up to three (3) points** will be awarded to Applications proposing to develop housing within a Targeted Area of a revitalization/redevelopment plan meeting CRP requirements as listed above.
 - If a CRP meets all primary criteria and all additional criteria, the applicant will be awarded **three (3) points**.
 - If a CRP meets all primary criteria and two additional criteria, the applicant will be awarded **two (2) points**.
 - If a CRP meets all primary criteria and one additional criterion, the applicant will be awarded **one (1) point**.
 - If a CRP does not meet all primary criteria or lacks more than two additional criteria, the applicant will be awarded **zero (0) points** in this subsection.

Reference Documentation:

- Revitalization/Redevelopment Plan Criteria Guidance

Minimum Documentation:

- A PDF of the full Community Revitalization Plan.
- Map of CRP's Targeted Area clearly marked with location of proposed development.
- To evidence Local Government approval or re-approval, Applicants must provide either:
 - Direct evidence of Local Government approval or re-approval (e.g., Local Government resolution or meeting minutes) occurring within five (5) years of Application Submission; or
 - Signed letter from Local Government representative confirming the date of the Local Government's official approval or re-approval of CRP within five (5) years of Application Submission.

- To evidence public input and engagement occurring during CRP’s creation, Applicants must provide either:
 - Direct evidence of public input and engagement (e.g., advertisements of public meetings, agendas, sign-in sheets); or
 - Signed letter from representative of entity responsible for CRP summarizing the CRP’s public input and engagement process

2. Two (2) additional points will be awarded to Applications receiving at least one (1) point in A1 and proposing to develop housing in a Qualified Census Tract (QCT). Applicants are eligible for A2 points only if receiving A1 points.

Minimum Documentation:

- Documentation evidencing that the proposed site is in a QCT.

B. Third-Party Capital Investment

2 Points

Using the QAP definition of “Related Parties,” up to **two (2) points** may be awarded to Applicants if an unrelated third party (foundation, trust, business and/or government) designates an investment of resources that will result in the development of a place-based improvement.

This resulting investment must:

- Occur within a 0.5 mile radius of the proposed site;
- Be off site; and
- Serve the residents for the proposed development.

Improvements that were completed more than three (3) years prior to Application Submission are not eligible for points in this section.

The proposed improvements, amenities, and/or facilities must have expected completion dates before January 1st, 2023. The development cost and source of funding associated with the development of the improvements, amenities, and/or facilities must be mutually exclusive of the development cost and sources of funding for the subject property. The cost for the improvement must be paid in full by the unrelated third party.

Examples of third-party improvement include, but are not limited to, the following:

- Development of community assets (e.g., parks, trails, community center); or
- Infrastructure improvements (e.g., water, sewer, drainage, streets)

Points will be awarded according to the following scale. DCA will only consider the amount invested within a 0.5-mile radius of the proposed site.

1. Flexible Pool	Investment amount at least 10% of TDC	2 points
	Investment amount at least 5% but less than 10% of TDC	1 point
2. Rural Pool	Investment amount at least 5% of TDC	2 points
	Investment amount at least 2% but less than 5% of TDC	1 point

Minimum Documentation:

- Evidence from the unrelated 3rd party demonstrating source and amount of investment.
- Description and location of improvements on site map.



ADDENDUM:

College Park Transit-Oriented Development (TOD) Plan & Market Feasibility Study

April 2020

Prepared by:



BleaklyAdvisoryGroup

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College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Introduction

This addendum to the **College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study** (May 2012), henceforth referred to as the “2012 Plan,” is intended to update the “Market and Economic Context” analysis portion of that work (found on pages 39-51), as well as to provide insight into select infrastructure components within the city. The data and analysis herein were collected throughout April 2020 in an effort to maintain the relevancy of the 2012 Plan. No effort was made in this addendum to assess the viability of the final conclusions and recommendations of the 2012 Plan in light of the updated demographic, economic, and real estate market data summarized below. This addendum assumes that the conclusions reached in the 2012 Plan are still valid and still guide the efforts that are focused on the design and implementation of a transit-oriented development (TOD) for the College Park MARTA station and surrounding area.

As noted on page 39 of the 2012 Plan and still germane in 2020: “Because of its accessibility and location, the city [College Park] continues to serve as a gateway to the Atlanta region. Hartsfield-Jackson Atlanta International Airport is the world’s busiest passenger airport and a major economic engine for the state. . . [T]he population, household, and economic trends for the city and targeted areas near the [MARTA] station were evaluated and compared to the greater Atlanta metro area. The economic profile herein focuses on those variables that drive demand for retail, restaurants, office, and residential. . .”

The data in this addendum is gathered from various regional and national sources. These sources include: United States Census, HUD, Bureau of Labor Statistics, Atlanta Regional Commission, Environics Analytics/Claritas, and CoStar. Over the course of eight years, between the 2012 Plan and this addendum, some geographical boundaries, data collection methodologies, and other important demographic and economic assumptions have changed, as has the economic context in which College Park operates. The data herein was gathered and considered independent of the 2012 context. The following should be considered up to date as of 1Q 2020 based on the geopolitical boundaries and demographic and economic context at that time. This addendum was completed by Bleakly Advisory Group for the City of College Park.

Market and Economic Context

Population

The 2020 estimate from Claritas places the Atlanta MSA population at 6,073,585 people, up from the 2010 estimate of 5,286,728. Fulton County, the region's most populous county and home to most of College Park, also experienced growth in the 2010-2020 period, at a slightly slower rate than the Atlanta MSA overall. The county's population increased by a compounded average annual growth rate (CAGR) of 1.35% between 2010 and 2020, which is only 0.17% less than the Atlanta MSA.

A portion of the City of College Park sits in Clayton County as well, where population has also increased in the previous 10 years. Between 2010 and 2020, Clayton County's population increased from 259,418 to 296,691 a CAGR of 0.58%.

The City of College Park experienced a sharp decline in population between 2000 and 2010. The approximate 35% decline in population between these years is mostly attributed to the expansion of Hartsfield- Jackson Atlanta International Airport, which led to the demolition of many residential neighborhoods in the city. Since the initial decrease of the population due to the removal of these neighborhoods in 2010, the population in the City of College Park has been on the rise from 19,719 people (2010) to 20,893 people estimated in 2020, a CAGR rate of 0.58%. Table 1 illustrates population trends and projections for 2000 through 2025.

Table 1. Population Trends and Projections, 2000-2025

Population	College Park	Clayton County	Fulton County	Atlanta MSA
2000 Census	26,049	236,544	815,972	4,263,447
2010 Census	19,719	259,418	920,580	5,286,728
2020 Estimate	20,893	296,691	1,070,692	6,073,585
2025 Projection	21,727	316,289	1,137,635	6,445,334

Source: Environics Analytics | Claritas

Population Age

Table 2 presents the age cohorts for the College Park's population for the last four census counts. The city's population is growing older on aggregate. Approximately 25% of the population in 2010 was between the ages of 20 and 35, whereas in 2020, these age groups comprise 22% of the total population. Possibly even more telling of the age distribution trends in the last 40 years, about 18% of the 1990 population was over the age of 45. In 2010, about one-third of the population is

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over the age of 45. In 2020, 35% of the population is over the age of 45. The median age of the city was only 30.5 in 2010, whereas in 2020, the median age is 33.1.

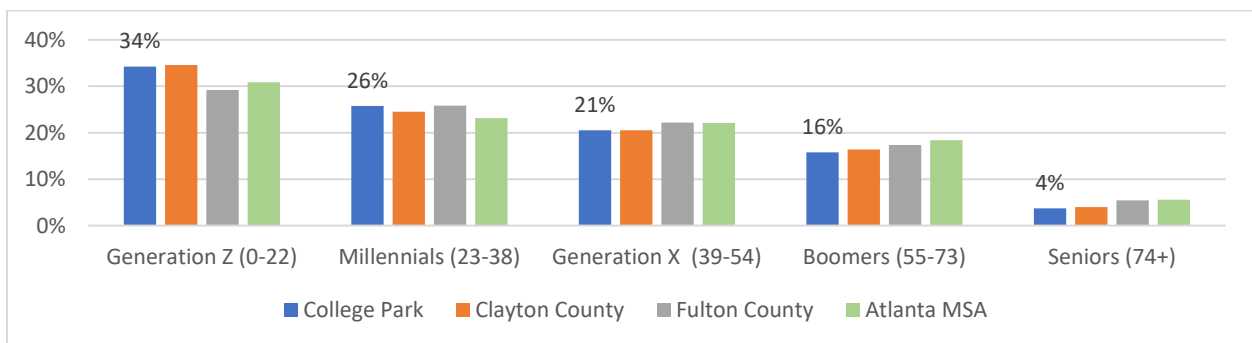
Table 2. Age Distribution for College Park, 1990 – 2018

	1990	2000	2010	2018
0 - 4	9.5%	8.9%	8.0%	6.5%
5 - 9	7.7%	9.4%	8.9%	7.7%
10 - 14	7.1%	7.8%	7.4%	9.3%
15 - 19	7.5%	7.3%	7.2%	5.8%
20 - 24	11.2%	11.2%	6.4%	5.4%
25 - 34	22.8%	20.3%	16.4%	16.9%
35 - 44	15.8%	15.4%	14.6%	13.3%
45 - 54	7.0%	10.6%	13.3%	15.1%
55 - 64	4.2%	4.3%	10.4%	11.0%
65 - 74	4.1%	2.3%	4.8%	6.1%
75 - 84	2.4%	1.9%	1.7%	2.4%
85 +	0.6%	0.6%	1.0%	0.5%

Source: U.S. Census

Figure 1 below represents the distribution of age in cohorts within College Park, Clayton County, Fulton County, and the Atlanta MSA. Approximately 60% of College Park’s population is within the two cohorts of Generation Z (0-22) and Millennials (23-38), which is slightly higher than Fulton County and the Atlanta MSA.

Figure 1. Distribution of Age in Cohorts, 2020



Source: Environics Analytics | Claritas

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College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Approximately 28% of residents in College Park have children under the age of 17, which is 6% higher than Fulton County and 4% higher than the Atlanta MSA.

Household Income

The change in households since 2000 generally mirrors the population trends over the same timeframe. Table 3 illustrates household trends since 2000 as well as estimated and projected for 2020 and 2025. The strong economic growth following the end of the Great Recession helped the Atlanta MSA achieve a CAGR of 1.8% between 2000 and 2020. Due to the removal of neighborhoods in the early 2000s, College Park's CAGR household growth from 2000 to 2020 is estimated at 0.9% but is currently on the rise—from 7,730 households in 2010 to 8,420 in 2020. It is estimated by 2025, there will be 1.0% CAGR growth, adding more than 400 households into the city of College Park.

Table 3. Number of Households, 2000-2020

Households	College Park	Clayton County	Fulton County	Atlanta MSA
2000 Census	10,048	82,251	321,218	1,559,711
2010 Census	7,730	90,630	376,377	1,943,885
2020 Estimate	8,420	103,994	448,044	2,245,003
2025 Projection	8,834	110,982	479,713	2,386,500

Source: Environics Analytics | Claritas

Household Characteristics

Table 4 and Figure 5 represent the characteristics of the households within College Park, Clayton County, Fulton County, and the Atlanta MSA. There are an estimated 8,420 households within College Park, 61% are small households (1 or 2 people), which is a greater proportion than Clayton County and the MSA overall, but a smaller proportion than Fulton County. The average household size in College Park is 2.5 persons.

Table 4. Household Characteristics, 2020

Household Characteristics	College Park		Clayton County		Fulton County		Atlanta MSA	
Est. Households	8,420		103,994		448,044		2,245,003	
Small Households (1 or 2 people)	5,177	61%	54,456	52%	295,141	66%	1,250,938	56%
Medium Households (3-4 people)	2,281	27%	33,301	32%	114,622	26%	716,186	32%
Large Households (5+ people)	962	11%	16,237	16%	38,282	9%	277,879	12%
Households with Children	3,107	37%	43,886	42%	136,437	30%	856,643	38%

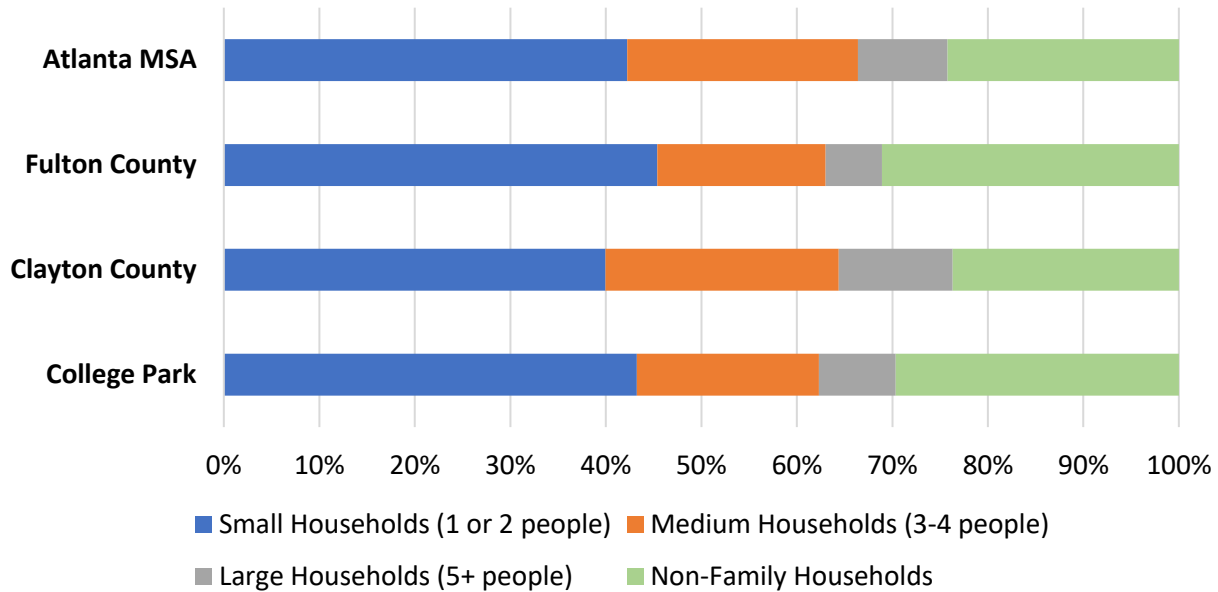
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Households without Children	5,313	63%	60,108	58%	311,607	70%	1,388,360	62%
Non-Family Households	3,549	42%	32,278	31%	202,280	45%	717,552	32%
2020 Est. Average Household Size	2.5		2.8		2.3		2.7	

Source: Environics Analytics | Claritas

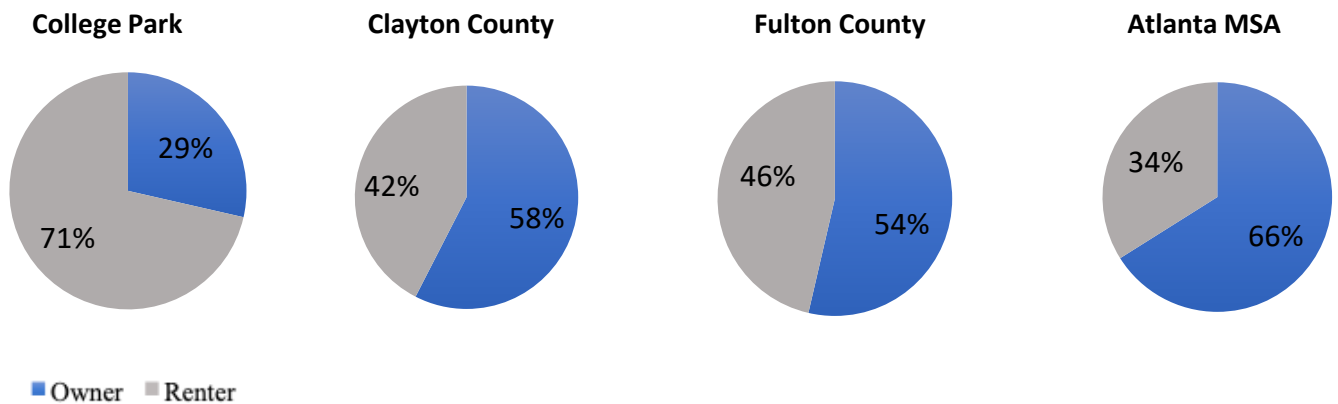
Figure 2. Household Units by Size



Source: Environics Analytics | Claritas

Home ownership is substantially more prevalent in Fulton and Clayton Counties and the Atlanta MSA than in College Park, where 71% of the occupied households are renters. Figure 5 illustrates the housing tenure within the city, Fulton and Clayton Counties, and the Atlanta MSA.

Figure 3: Housing Tenure – Occupied Units, 2020



Source: Environics Analytics | Claritas

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Traditionally, such a high percentage of renter occupied households could indicate a greater proportion of households with lower incomes and higher housing cost burden. Table 5 and Figure 6 present the distribution of households by household income. Approximately 63% of College Park households earn below \$50,000, with 48% below \$35,000. In College Park, only 13% of the household's incomes are above \$100,000, compared to 34% in Fulton County and the Atlanta MSA's overall.

Table 5. Distribution of Household Income, 2020

Households	College Park		Clayton County		Fulton County		Atlanta MSA	
2020 Est. Median Household Income	\$36,839		\$47,643		\$71,909		\$71,628	
% of Fulton County Median Income	51%		66%		100%		100%	
Households	College Park		Clayton County		Fulton County		Atlanta MSA	
<35K	4,014	48%	35,888	35%	115,428	26%	517,457	23%
\$35K - \$50K	1,280	15%	18,868	18%	47,558	11%	265,459	12%
\$50K - \$100K	1,989	24%	35,425	34%	118,300	26%	684,294	30%
\$100K - \$250K	1,001	12%	13,033	13%	116,616	26%	633,568	28%
\$250K - \$500K	100	1%	616	1%	26,789	6%	90,611	4%
\$500K+	37	0%	165	0%	23,354	5%	53,614	2%

Source: Environics Analytics | Claritas

Figure 4. Household Income, 2020



Source: Environics Analytics | Claritas

Table 6. Median Household Income, 2000 and 2010

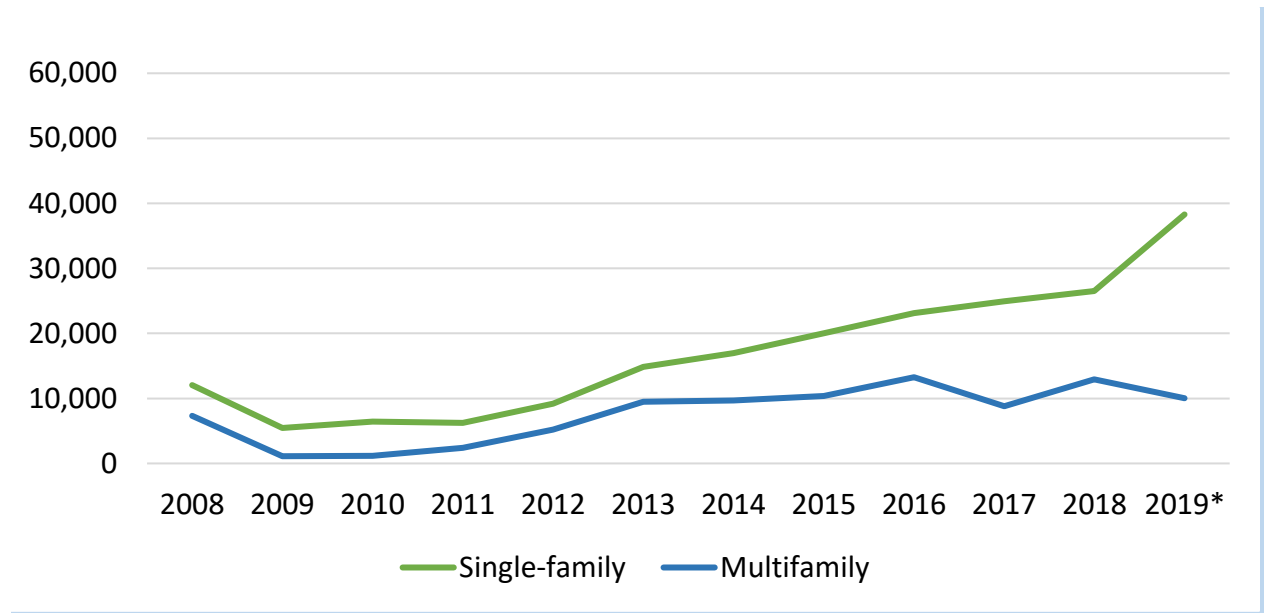
Households	College Park	Clayton County	Fulton County
2010	\$30,220	\$43,709	\$56,709
2020	\$36,839	\$47,643	\$71,909

Source: US Census and Environics Analytics | Claritas

Building Permits

The Great Recession had a substantial impact on housing in the Atlanta MSA, particularly concerning new construction. As shown in Figure 2, building permit activity in the Atlanta MSA dropped significantly starting in 2007. Since 2011, the Atlanta MSA’s new construction has significantly increased for both single-family and multifamily. In 2019, it was estimated that there were 48,321 new building permits distributed throughout the region.

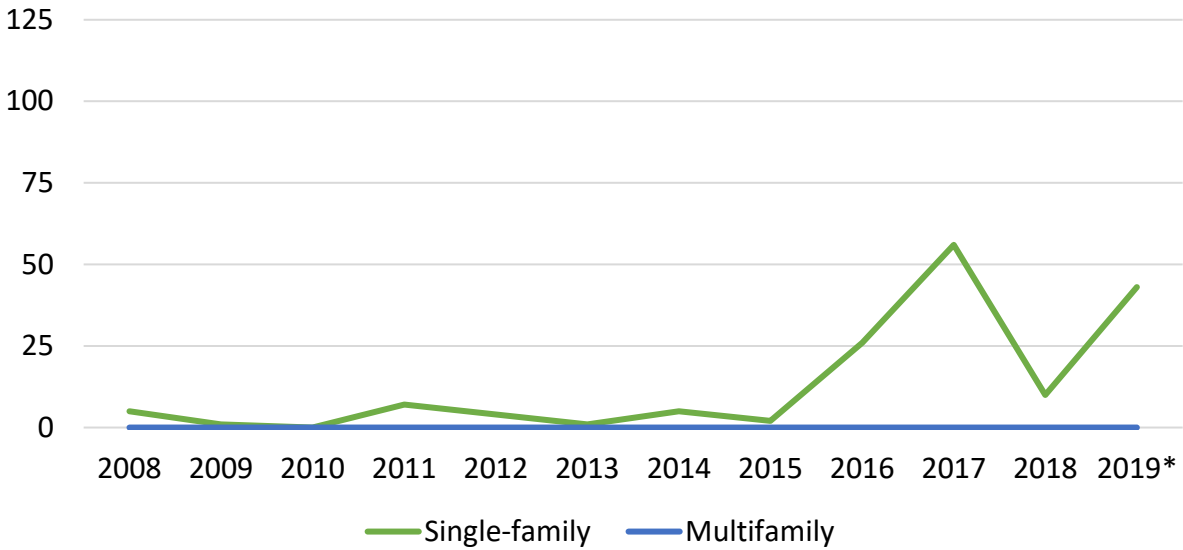
Figure 5: Building Permits in the Atlanta MSA, 2008 - 2019



Source: HUD

As illustrated in Figure 3, building permit activity in the City of College Park experienced more somewhat less robust residential permit growth. From 2008 until 2015 there were only 25 building permits issued. In 2017, College Park reached a peak of 56 new issued building permits. The overwhelming majority of permits issued were for single-family detached units.

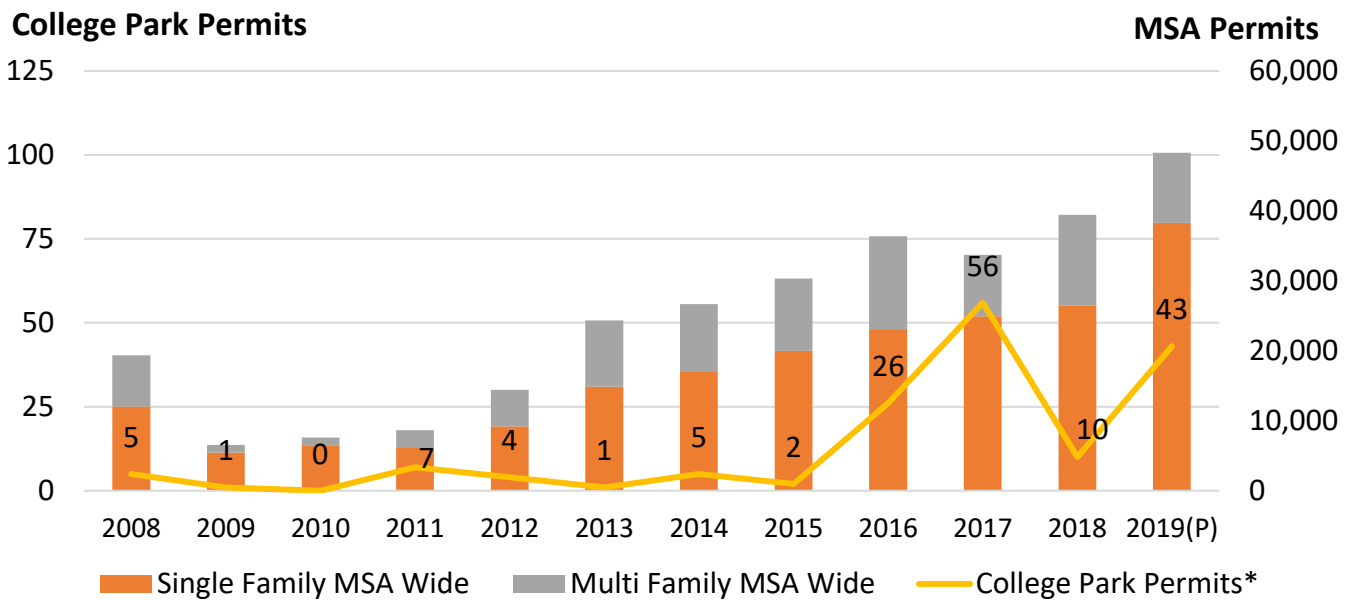
Figure 6: Building Permits in College Park, 2008 – 2019



Source: HUD

Figure 4 depicts the comparison of building permits issued for College Park and the Atlanta MSA during the years of 2008 and 2019.

Figure 7: Building Permits Comparison between College Park and the Atlanta MSA, 2008 – 2019



Source: HUD

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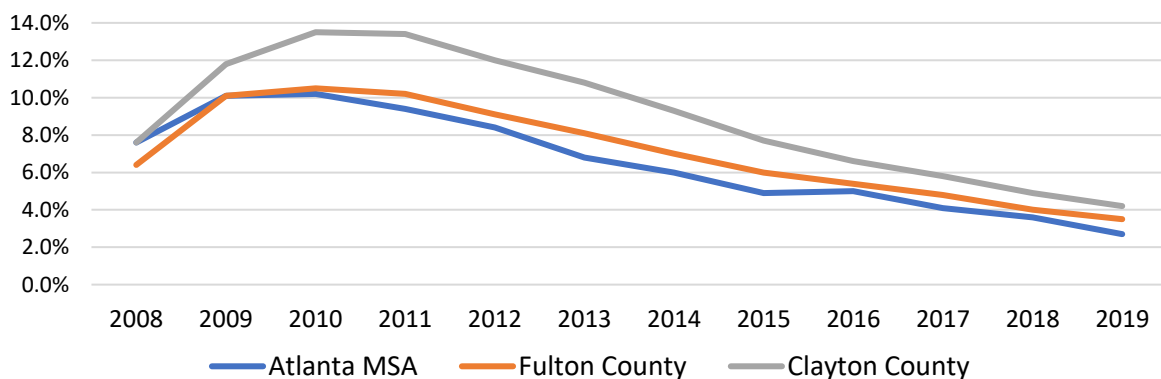
Employment

The Atlanta MSA, Fulton County, and Clayton County's unemployment rates have been steadily declining since the 2007-2008 recession. In 2010, unemployment rates peaked within all three study areas: 10.2% in the Atlanta MSA, 10.5% in Fulton County, and 13.5% in Clayton County. As the economy recovered from the Great Recession, these numbers dropped significantly. In 2019, the unemployment rate for the Atlanta MSA was approximately 2.7%, compared to 3.5% in Fulton County and 4.2% in Clayton County, according to BLS. However, current data suggests that these unemployment numbers will once again increase in 2020 due to the pandemic-related economic slowdown.

Given the location next to the world's busiest airport, the College Park is a major employment center in the region with nearly 30,000 jobs. However, only 8% of College Park residents work within the city. Labor estimates from 2017 provided by the U.S. Census Bureau suggests that around 29,000 jobs are fulfilled by individuals commuting from outside College Park. This data indicates obvious jobs to population mismatch. This imbalance between jobs and population suggests a unique prospect to attract new households who currently commute to the area.

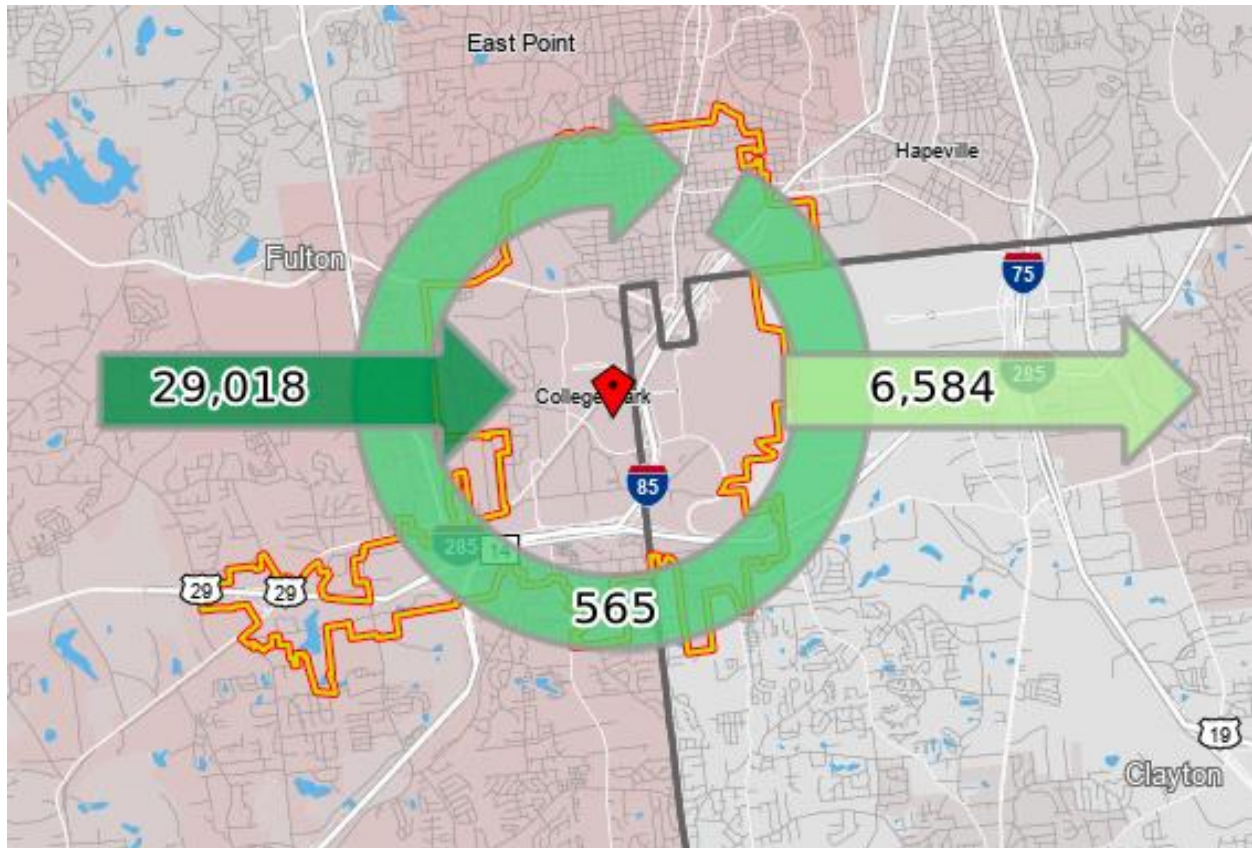
A challenge in increasing the share of jobs filled by College Park residents may lie in the differences between the industries College Park residents are employed in and the jobs in the city. Employment in College Park is dominated by Transportation & Warehousing, with 29.4% of total employment, while only 11.2% of residents work in this sector. Major differences additionally include Management, which has 10.2% of College Park jobs while only 1.6% of residents work in this sector. Residents work at notably greater rates in the Retail, Healthcare & Social Assistance, Construction & Education sectors. These numbers suggest a potential mismatch between resident job skills and the skill requirements of the jobs available in the city.

Figure 8: Unemployment rates in the Atlanta MSA and Fulton/Clayton Counties



Source: Bureau of Labor Statistics

Figure 9. Inflow and Outflow of Employment within College Park



Source: Census on the Map

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Table 7: Employment by Industry – Resident and Total Employment in College Park City, 2017

	Resident Employment	Employment in College Park
Agriculture, Forestry, Fishing	0.1%	0.0%
Mining, Quarrying, and Oil	0.0%	0.0%
Utilities	0.3%	0.0%
Construction	2.3%	0.9%
Manufacturing	3.6%	1.3%
Wholesale Trade	3.7%	5.1%
Retail Trade	8.9%	2.3%
Transportation and Warehousing	11.2%	29.4%
Information	2.8%	0.2%
Finance and Insurance	3.2%	1.9%
Real Estate and Rental and Leasing	2.3%	4.3%
Professional, Scientific, and Tech	5.1%	1.7%
Management of Companies	1.6%	10.2%
Administrative and Support	14.1%	15.1%
Educational Services	6.7%	3.0%
Health Care and Social Assistance	10.2%	4.6%
Arts, Entertainment, and Recreation	1.2%	0.1%
Accommodation and Food Services	15.4%	13.8%
Other	3.4%	4.6%
Public Administration	3.9%	1.4%
Unassigned	100%	100%

Source: Census on the Map

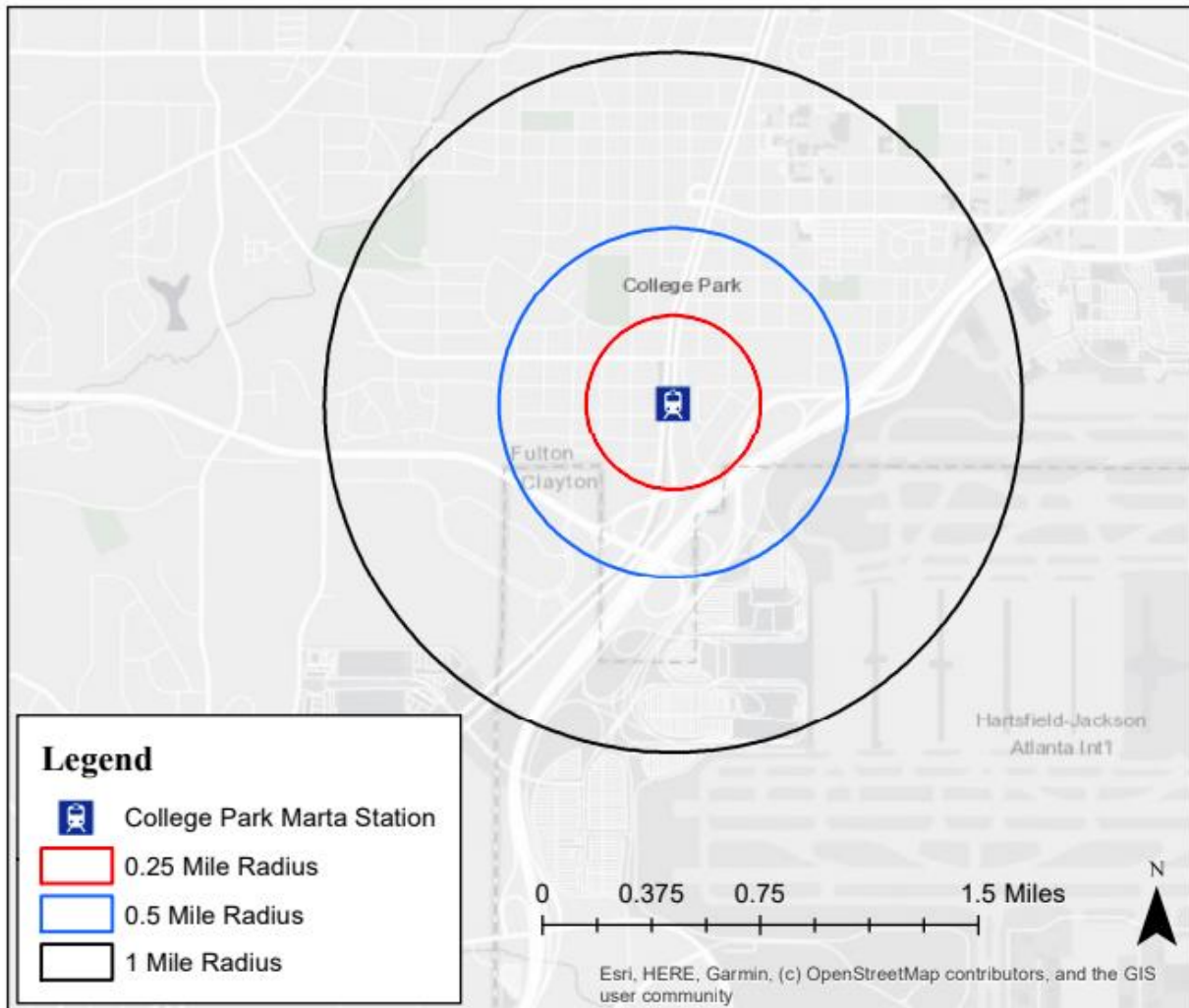
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TOD Market Area

The market area considered in the analysis is commensurate with traditional TOD projects. Generally, most development around transit stations, particularly rail transit, focuses on development opportunities within a one-half mile radius from the station. Given the layout of downtown College Park and the location of the city’s primary base of employment, the analysis also examines the areas within a one-quarter- mile and one-mile radii from the station. Map 1 illustrates the location of the MARTA station and denotes the market areas considered in the analysis.

Map 1. Location of Each Market Area Analyzed in Relation to the Marta Station



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Socio-Economic Profile of the TOD Market Areas

Table 8 illustrates the data analyzed for the analysis from third-party sources were analyzed to define each trade area's socio-economic context and compare its characteristics to the City of College Park and Fulton and Clayton Counties. Between 2000 and 2010, the population within the market areas declined significantly, mostly the result of the airport expansion and demolition of residential neighborhoods. From 2010 to 2020, the population has increased for each market area. The projection for the 2025 population reflects the growth that has been occurring for the past ten years.

The study areas have a noticeable lower income when compared to the Atlanta MSA and Fulton and Clayton Counties, but they are relatively in line with the median household income within College Park. The MSA and the counties exhibit an owner/renter split of about 60%/40%, while the occupied households within College Park are significantly more occupied by renters.

Table 8. Demographic Trend Analysis – Market Areas

	0.25 Mile Radius	0.50 Mile Radius	1.0 Mile Radius	College Park	Clayton County	Fulton County	Atlanta MSA
Population							
2000 Census	119	1,762	4,919	26,049	236,544	815,972	4,263,447
2010 Census	95	1,069	3,258	19,719	259,418	920,580	5,286,728
2020 Estimate	100	1,125	3,383	20,893	296,691	1,070,692	6,073,585
2025 Projection	104	1,167	3,489	21,727	316,289	1,137,635	6,445,334
New Population 2000-2020	(19)	(637)	(1,536)	(5,156)	60,147	254,720	1,810,138
CAGR Growth 2000-2020	-0.87%	-2.22%	-1.85%	-1.10%	1.14%	1.37%	1.79%
CAGR Growth 2010-2020	0.51%	0.51%	0.38%	0.58%	1.35%	1.52%	1.40%
Households							
2000 Census	50	650	1,946	10,048	82,251	321,218	1,559,711
2010 Census	50	480	1,513	7,730	90,630	376,377	1,943,885
2020 Estimate	55	531	1,648	8,420	103,994	448,044	2,245,003
2025 Projection	58	560	1,727	8,834	110,982	479,713	2,386,500
CAGR Growth 2000-2020	0.5%	-1.0%	-0.8%	-0.9%	1.2%	1.7%	1.8%
CAGR (Fcst) 2020-2024	1.1%	1.1%	0.9%	1.0%	1.3%	1.4%	1.2%
Housing Units (Total)							
Total Housing Units	68	633	2,057	10,422	118,261	509,693	2,478,746
Total Occupied Housing Units	55	531	1,648	8,421	103,994	448,044	2,245,003
Renter-Occupied Units	43	448	1,151	6,015	44,151	207,792	761,874
Owner-Occupied Units	12	83	497	2,406	59,843	240,252	1,483,129

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Household Income**2020**

< \$15,000

\$15,000 - \$24,999	12.5%	22.8%	17.7%	16.4%	10.5%	10.1%	8.0%
\$25,000 - \$34,999	12.5%	12.3%	11.6%	14.9%	12.0%	7.7%	7.2%
\$35,000 - \$49,999	23.2%	23.8%	18.8%	16.3%	12.0%	8.0%	7.8%
\$50,000 - \$74,999	12.5%	11.1%	11.0%	15.2%	18.1%	10.6%	11.8%
\$75,000 - \$99,999	10.7%	8.1%	11.9%	15.7%	20.9%	15.3%	17.2%
\$100,000 - \$124,999	8.9%	7.7%	8.5%	7.9%	13.1%	11.1%	13.2%
\$125,000 - \$149,999	5.4%	4.5%	5.5%	4.6%	7.2%	8.2%	9.8%
\$150,000 - \$199,999	3.6%	2.3%	3.3%	2.8%	3.0%	6.3%	7.0%
\$200,000 - \$249,999	5.4%	3.4%	5.3%	3.1%	1.7%	7.3%	7.6%
\$250,000 - \$499,999	3.6%	1.9%	3.3%	1.4%	0.6%	4.2%	3.8%
\$500,000+	1.8%	1.5%	2.4%	1.2%	0.6%	6.0%	4.0%

Median Household Income

2020	\$36,325	\$31,096	\$36,737	\$36,839	\$47,643	\$71,909	\$71,628
------	----------	----------	----------	----------	----------	----------	----------

Source: Environics Analytics | Claritas

Assessment of Existing Market Conditions**Retail**

College Park's retail market has remained relatively unchanged over the past decade. Within the city, no new square feet (SF) of retail space has been added, leaving College Park with 1,475,650 SF of retail space. The same trend can be seen for each of the market areas. Table 9 illustrates the total leasable space available in the areas analyzed, compared to the Atlanta market area, Fulton County, and Clayton County.

With no additions to the retail supply in the city within the last 12 years, College Park increased its occupancy of retail space from 76.1% in 2008 to 96.3% in 2020. Figure 10 compares the occupancy rates in the 0.5-mile radius market area and College Park to those within the Atlanta MSA, Fulton County, and Clayton County. Figure 11 compares the reported asking lease rates between 2008 and 2020 for the 0.5-mile radius market area and College Park to those within the Atlanta MSA, Fulton County, and Clayton County. College Park's reported asking rates have

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College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

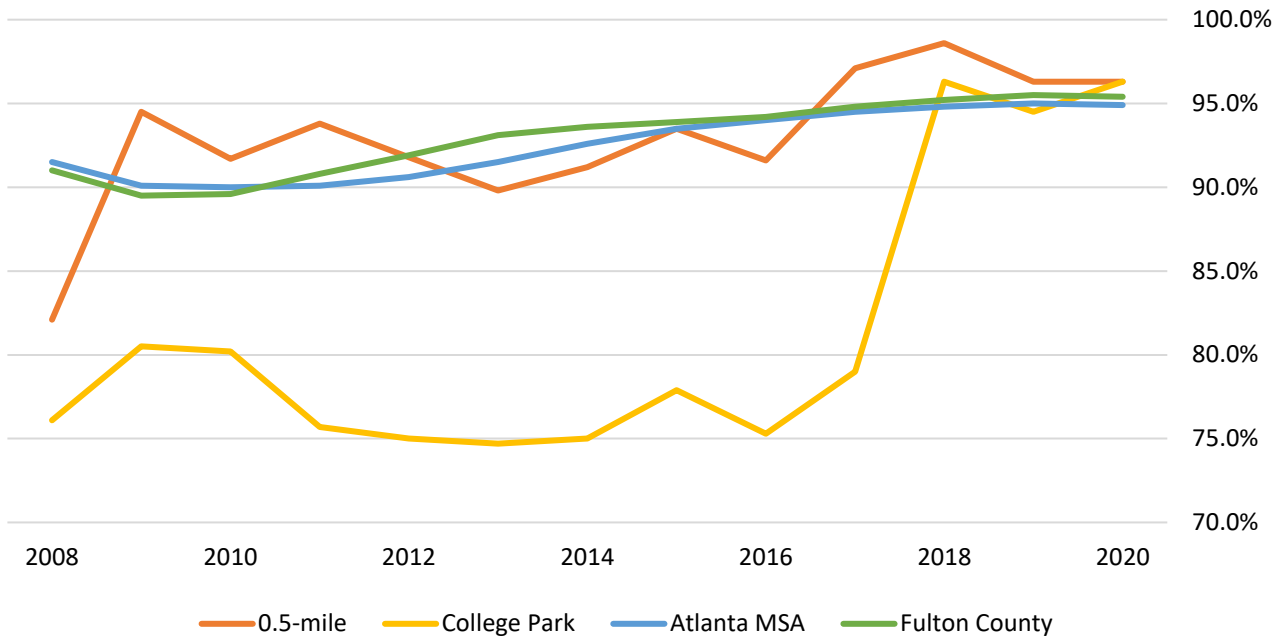
hovered in between \$6 and \$8 per square foot on an annual basis, except for a peak in 2015 at \$13.73. College Park's lease rates are significantly lower than those in the Atlanta MSA and Fulton County.

Table 9. Total Retail Inventory (Square Feet), 2008-2020

Year	0.25-mile	0.5-mile	1.0-Mile	College Park	Atlanta MSA	Fulton County	Clayton County
2008	140,119	155,073	404,566	1,475,650	333,599,713	70,224,229	18,389,812
2009	140,119	155,073	404,566	1,475,650	337,533,655	70,746,628	18,501,152
2010	140,119	155,073	404,566	1,475,650	339,328,940	70,836,038	18,637,207
2011	140,119	155,073	404,566	1,475,650	340,628,996	71,027,029	18,646,907
2012	140,119	155,073	404,566	1,475,650	341,848,648	71,218,220	18,655,123
2013	140,119	155,073	404,566	1,475,650	343,219,870	71,274,660	18,666,838
2014	140,119	155,073	404,566	1,475,650	346,059,611	72,461,906	18,712,597
2015	140,119	155,073	404,566	1,475,650	347,536,422	72,796,212	18,725,124
2016	140,119	155,073	404,566	1,475,650	350,239,821	73,284,057	18,763,002
2017	140,119	155,073	404,566	1,475,650	353,199,935	73,799,553	18,763,002
2018	140,119	155,073	404,566	1,475,650	355,770,857	74,702,645	18,789,501
2019	140,119	155,073	404,566	1,475,650	357,954,562	75,127,121	18,830,188
2020	140,119	155,073	404,566	1,475,650	358,395,831	75,192,699	18,830,188

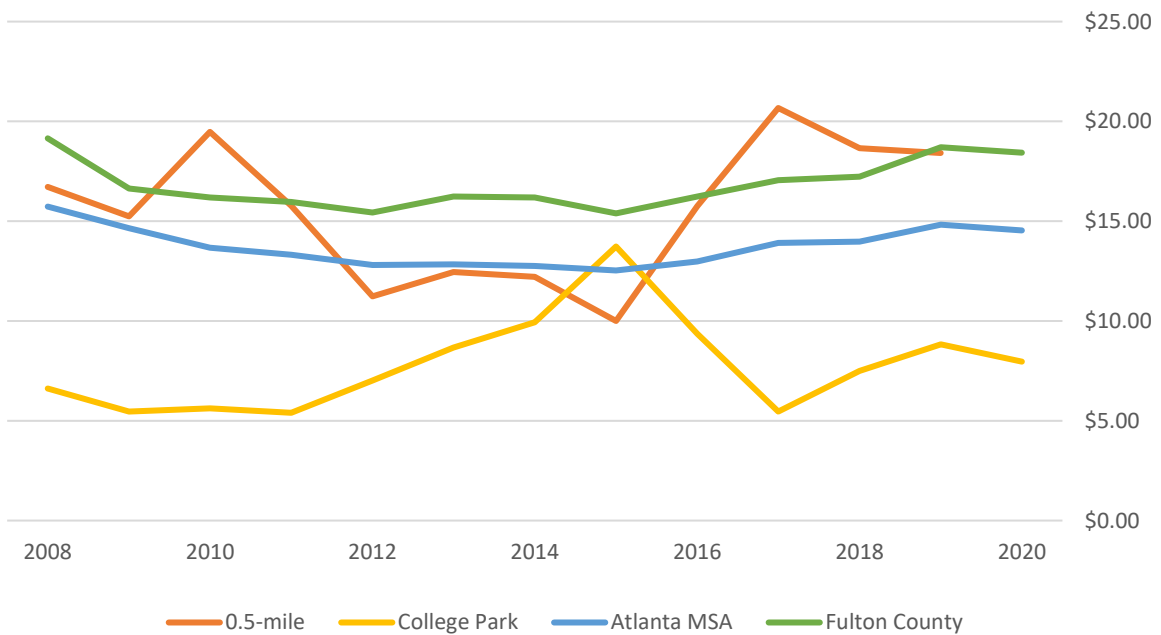
Source: CoStar

Figure 10: Occupancy Rates, Retail Space, 2008 - 2020



Source: CoStar

Table 11: Reported Lease Rates (per SF), 2008 – 2020



Source: CoStar

Addendum:

College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Office

As shown in Table 10, the office market in College Park has remained relatively static since 2008. No additional office space was added to the inventory within the 0.25-mile radius and 0.5-mile radius from the MARTA station in the last 12 years. Within one-mile from the station, there was an addition of 48,108 SF of office space to the total available inventory. College Park increased its office space by 176,504 SF since 2008, according to CoStar.

Table 10. Total Leasable Office Square Footage, 2008 – 2020

Year	0.25-mile	0.5-mile	1.0-Mile	College Park	Atlanta MSA	Fulton County	Clayton County
2008	344,214	464,170	703,566	2,301,724	293,168,930	144,048,248	5,202,709
2009	344,214	464,170	703,566	2,430,120	296,695,345	146,226,754	5,478,645
2010	344,214	464,170	703,566	2,430,120	299,135,175	148,028,329	5,478,645
2011	344,214	464,170	703,566	2,430,120	299,660,353	148,040,819	5,497,660
2012	344,214	464,170	703,566	2,430,120	300,755,169	148,761,135	5,497,660
2013	344,214	464,170	703,566	2,430,120	301,635,433	148,831,385	5,497,660
2014	344,214	464,170	703,566	2,430,120	303,363,963	149,792,252	5,497,660
2015	344,214	464,170	703,566	2,430,120	304,698,364	150,709,218	5,497,660
2016	344,214	464,170	751,674	2,430,120	306,342,254	151,034,368	5,667,168
2017	344,214	464,170	751,674	2,478,228	309,544,443	152,109,774	5,715,276
2018	344,214	464,170	751,674	2,478,228	312,323,040	154,034,674	5,721,276
2019	344,214	464,170	751,674	2,478,228	314,902,354	155,876,603	5,721,276
2020	344,214	464,170	751,646	2,478,228	317,144,136	156,627,905	5,721,276

Source: CoStar

Table 11 compares the total net absorption of office space for all of the study areas. In 2019, College Park absorbed a very healthy 122,408 SF.

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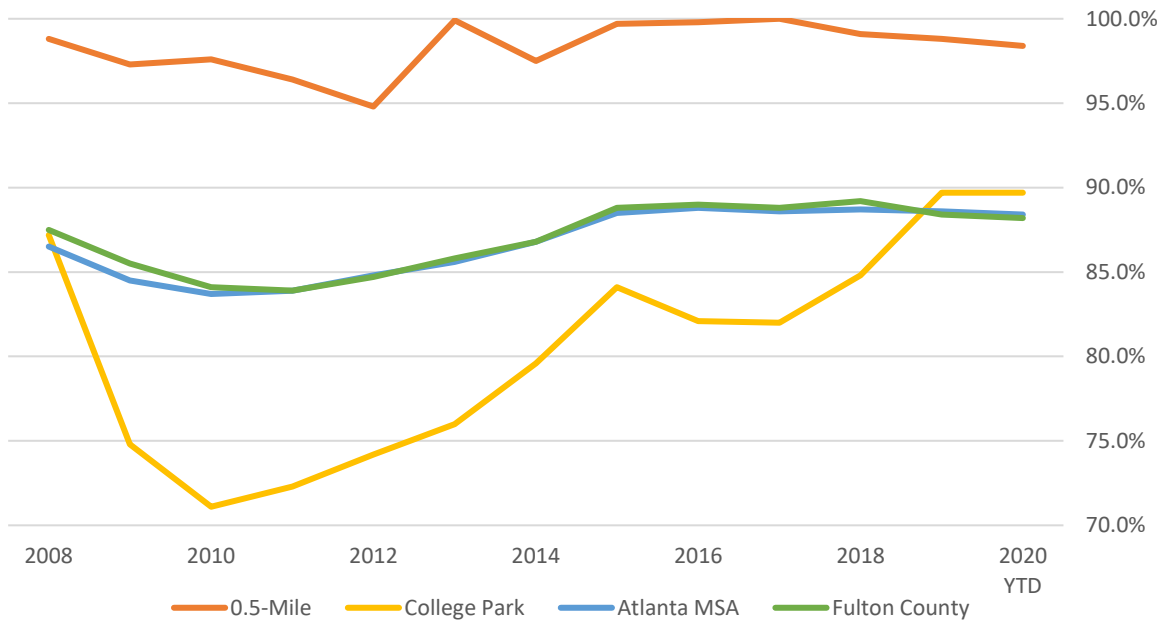
Table 11. Total Net Absorption of Office Space, 2008 – 2020

Year	0.25-mile	0.5-mile	1.0-Mile	College Park	Atlanta MSA	Fulton County	Clayton County
2008	(1,200)	(1,200)	11,850	(49,327)	2,424,295	1,295,902	17,138
2009	200	(7,100)	3,272	(191,562)	(3,083,428)	(1,013,307)	(247,223)
2010	1,700	1,700	38,539	(87,817)	(287,070)	(453,461)	43,742
2011	(5,666)	(5,791)	14,176	29,427	1,010,609	(209,010)	161,075
2012	(3,500)	(7,225)	84,362	46,413	3,655,508	1,825,388	69,544
2013	12,566	23,716	30,910	43,926	3,193,762	1,626,615	57,561
2014	(7,266)	(11,266)	2,300	87,724	5,326,948	2,341,730	62,684
2015	7,566	10,366	15,300	107,474	6,470,492	3,812,513	180,870
2016	-	200	1,587	(47,916)	2,156,568	685,919	(71,014)
2017	-	1,000	26,828	(10,865)	2,370,856	776,734	84,740
2018	-	(4,000)	19,543	68,384	2,754,887	2,279,523	153,922
2019	-	(1,800)	68,593	122,408	1,716,715	296,243	(12,450)
2020	-	(1,700)	24,054	(544)	1,510,375	427,887	(20,133)

Source: CoStar

As shown in Figure 13, office occupancy declined dramatically for the city, but has been on the rise since 2010. Today, College Park has an office occupancy of around 89.7%, which is higher than Fulton County and the Atlanta MSA by around 1.0%.

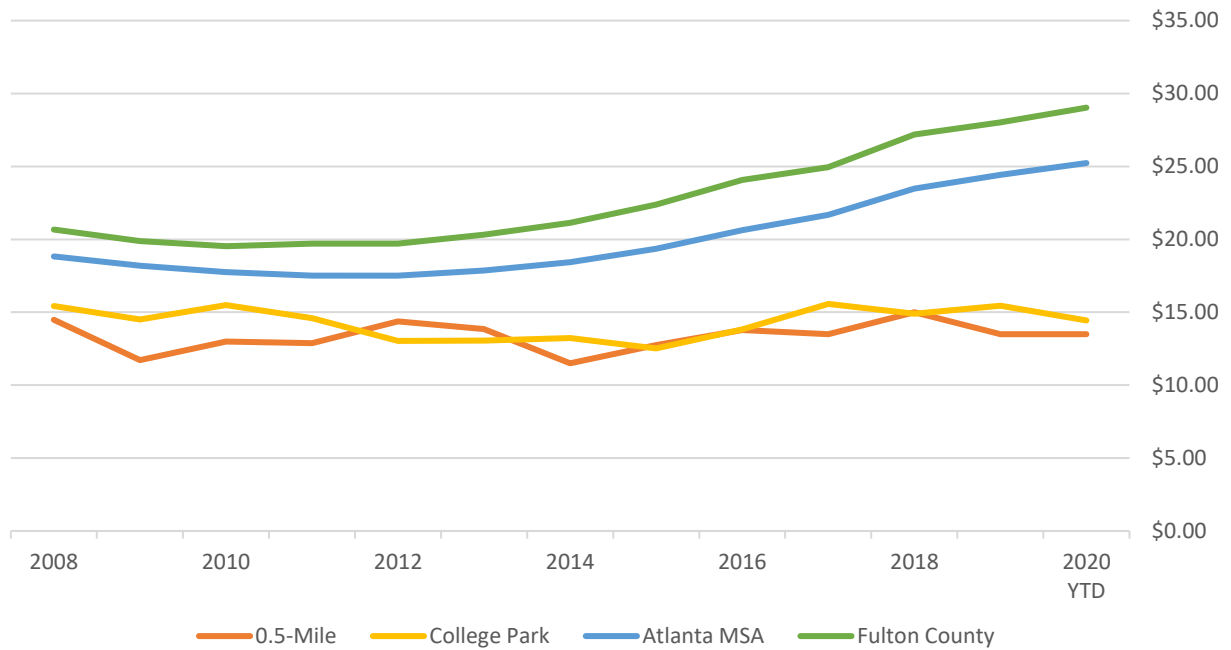
Figure 13: Office Occupancy Rates, 2008 – 2020



Source: CoStar

Figure 14 shows the average lease rates report between the years 2008 and 2020. College Park’s leasing rates have hovered in between \$13 and \$14, which are significantly lower than Fulton County and the Atlanta MSA.

Figure 14: Average Lease Rates Report – Office, 2008 – 2020



Source: CoStar

Residential

Residential construction activity has increased in Georgia and within the Atlanta MSA, mirroring other areas throughout the U.S.

Table 12 shows the total number of permits issued annually for the 11-year period between 2008 and 2019 in College Park, Fulton County, Clayton County, the Atlanta MSA, and the state of Georgia. More than half the residential permits issued in the state were located within the Atlanta MSA for each year, and in 2019, all of the residential permits issued were in the Atlanta MSA.

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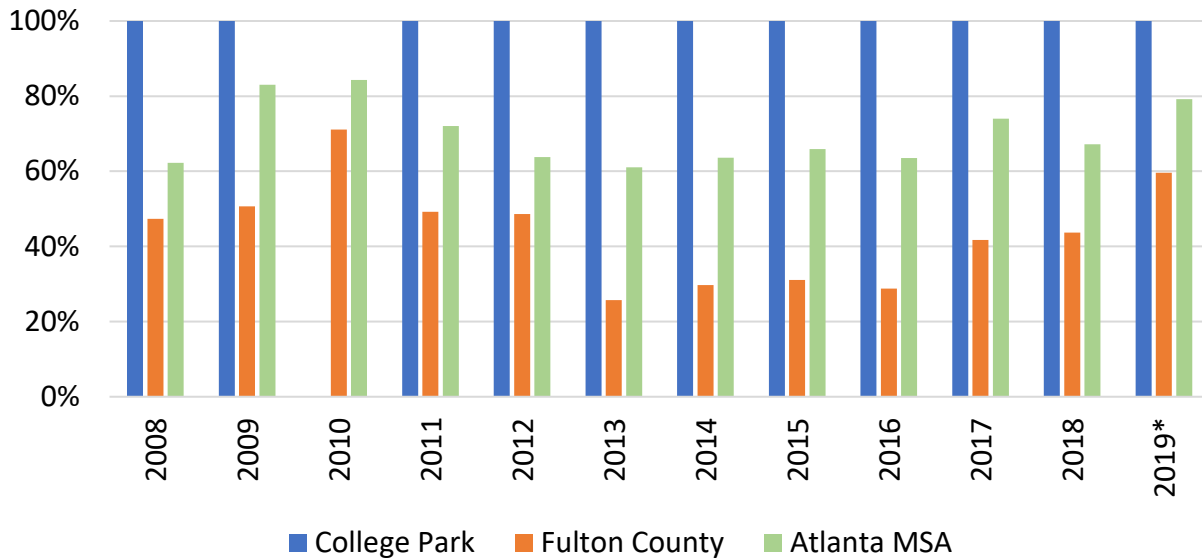
Table 12: Residential Permits Issued, 2008 – 2019

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
College Park												
Single-family	5	1	0	7	4	1	5	2	26	56	10	43
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0
Total	5	1	0	7	4	1	5	2	26	56	10	43
Fulton County												
Single-family	2,211	775	783	961	1,668	2,121	2,405	3,016	3,281	3,766	4,394	3,811
Multifamily	2,456	754	318	993	1,764	6,137	5,693	6,689	8,130	5,258	5,657	2,579
Total	4,667	1,529	1,101	1,954	3,432	8,258	8,098	9,705	11,411	9,024	10,051	6,390
Clayton County												
Single-family	403	85	143	106	93	134	328	427	560	411	720	835
Multifamily	0	8	0	0	0	0	12	0	0	0	0	70
Total	403	93	143	106	93	134	340	427	560	411	720	905
Atlanta MSA												
Single-family	12,057	5,455	6,417	6,248	9,182	14,864	16,984	19,995	23,100	24,937	26,506	38,289
Multifamily	7,305	1,112	1,191	2,420	5,213	9,473	9,699	10,347	13,257	8,774	12,935	10,032
Total	19,362	6,567	7,608	8,668	14,395	24,337	26,683	30,342	36,357	33,711	39,441	48,321
State of Georgia												
Single-family	25,030	14,838	14,872	13,817	17,310	25,080	27,737	32,614	36,470	40,268	42,279	38,289
Multifamily	10,489	3,554	2,486	4,676	7,053	11,364	11,920	12,928	15,194	10,844	17,028	10,032
Total	35,519	18,392	17,358	18,493	24,363	36,444	39,657	45,542	51,664	51,112	59,307	48,321

Source: HUD

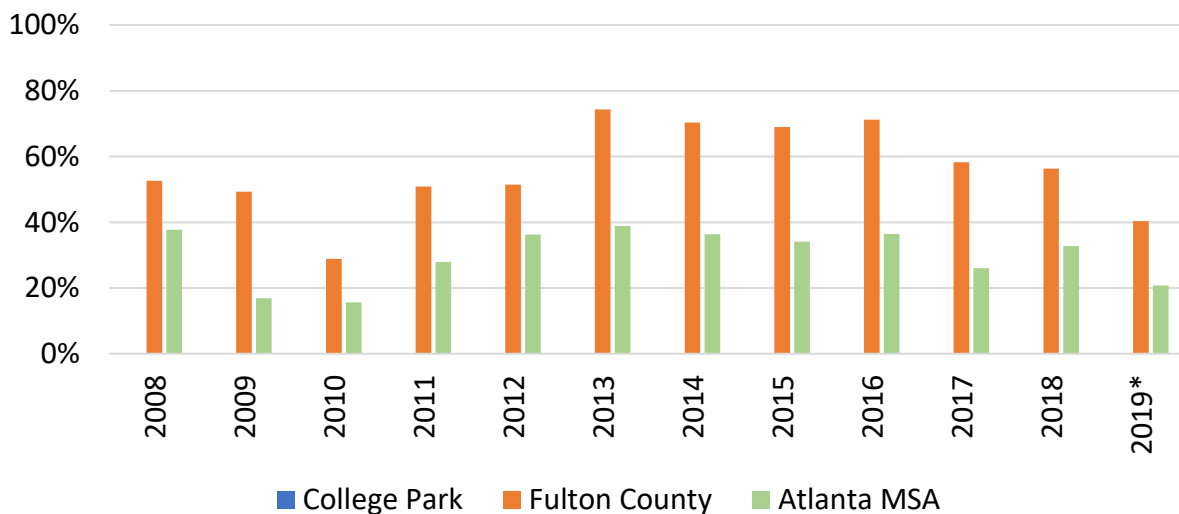
Figures 15 and 16 show the share of single-family permits and multifamily permits authorized in College Park, Fulton County, and the Atlanta MSA.

Figure 15. Share of Single-Family Permits Authorized, 2008 – 2019



Source: HUD

Figure 16. Share of Multi-Family Permits Authorized, 2008-2019



Source: HUD

Addendum:

College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Existing Infrastructure

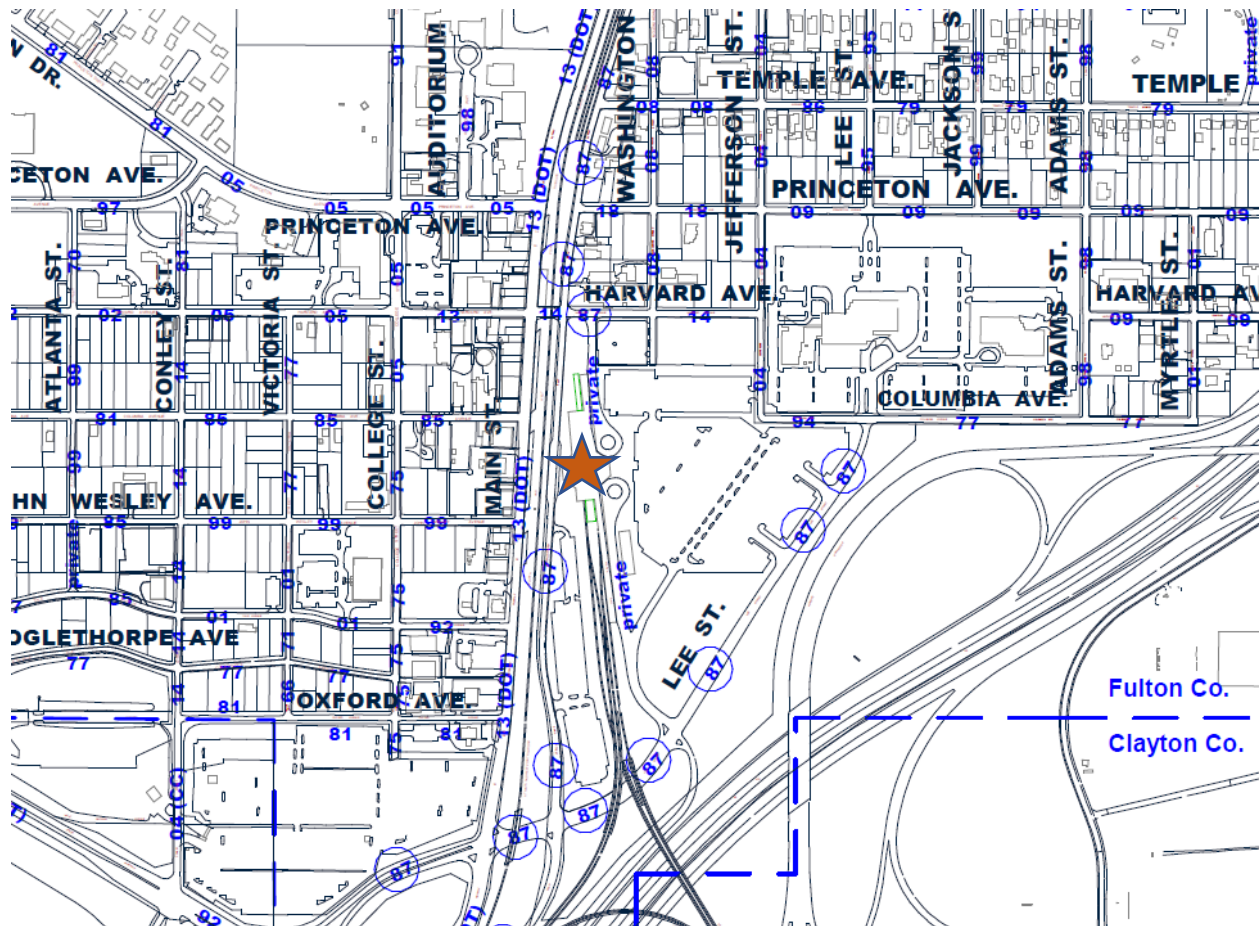
The following provides an updated assessment of key public infrastructure in the College Park TOD area.

Streets:

Many of the streets around the College Park MARTA Station have not been resurfaced since the 1970s or 1980s, with some having never been resurfaced. Of the roads immediately adjacent to the station:

- Lee St. – originally paved 1987, never resurfaced
- E. Main St. – originally paved 1987, never resurfaced
- Main St. – resurfaced 2013
- Harvard Ave. – resurfaced 2014

Map 2. College Park Repaving History



Source: City of College Park

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Water/Sewer:

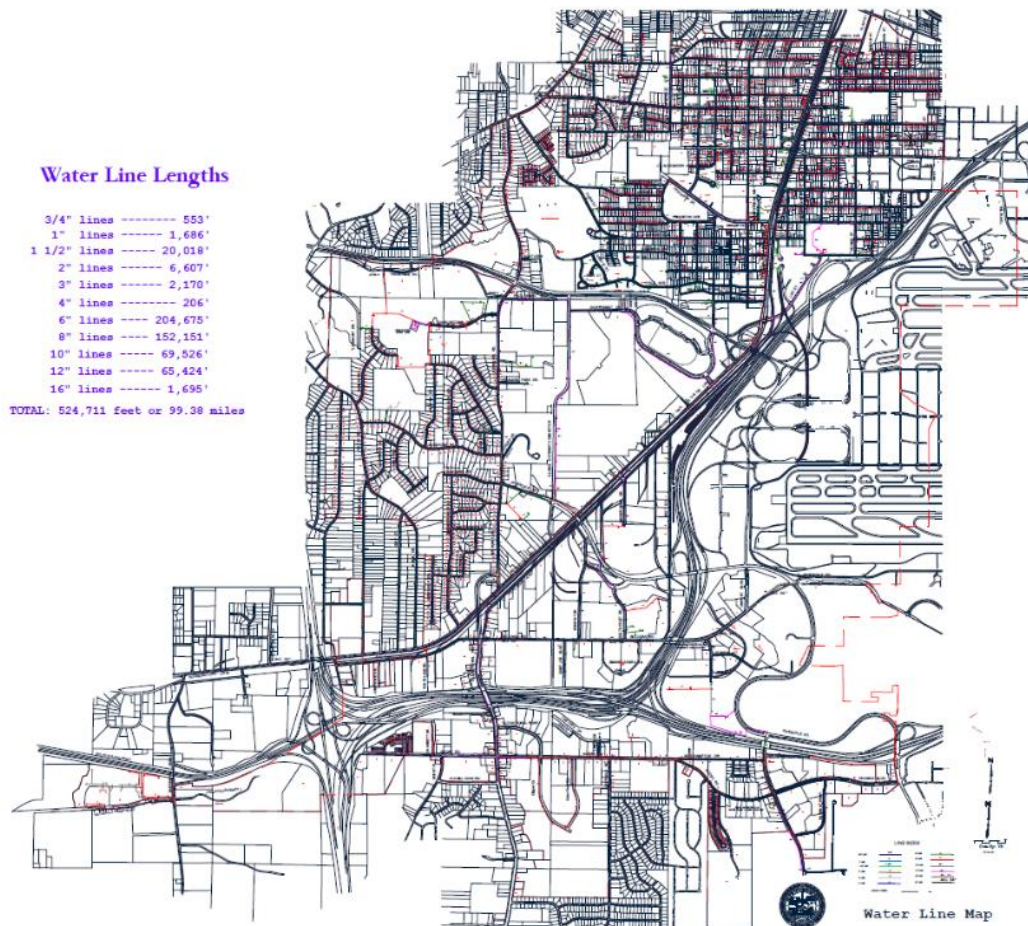
The City of College Park Water and Sewer Division strives to supply safe drinking water throughout the city and protect the environment through an effective operation and maintenance program. The division's goal is to improve and maintain the water/ sewer infrastructure and respond to customers' needs with an empowered workforce using state of the art technology, equipment and business processes. The Water and Sewer Division:

- Provides the operating and maintenance of the City's water distribution and wastewater collection systems
- Provides water meters, fire hydrants and water and sewer taps
- Operates City wells, pumping stations and sanitary sewer lift station

The City of College Park maintains 74.25 miles of sewer line. The area within 0.5 miles of the College Park MARTA Station is primarily serviced by 8" sewer line, with some sections of 6", 10", and 12" sewer line.

The City of College Park maintains 99.38 miles of water line. The area within 0.5 miles of the College Park MARTA Station is primarily serviced by 6", 8", and 12" water line, some small sections of 1.5" water line.

Map 3. Water Lines



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College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

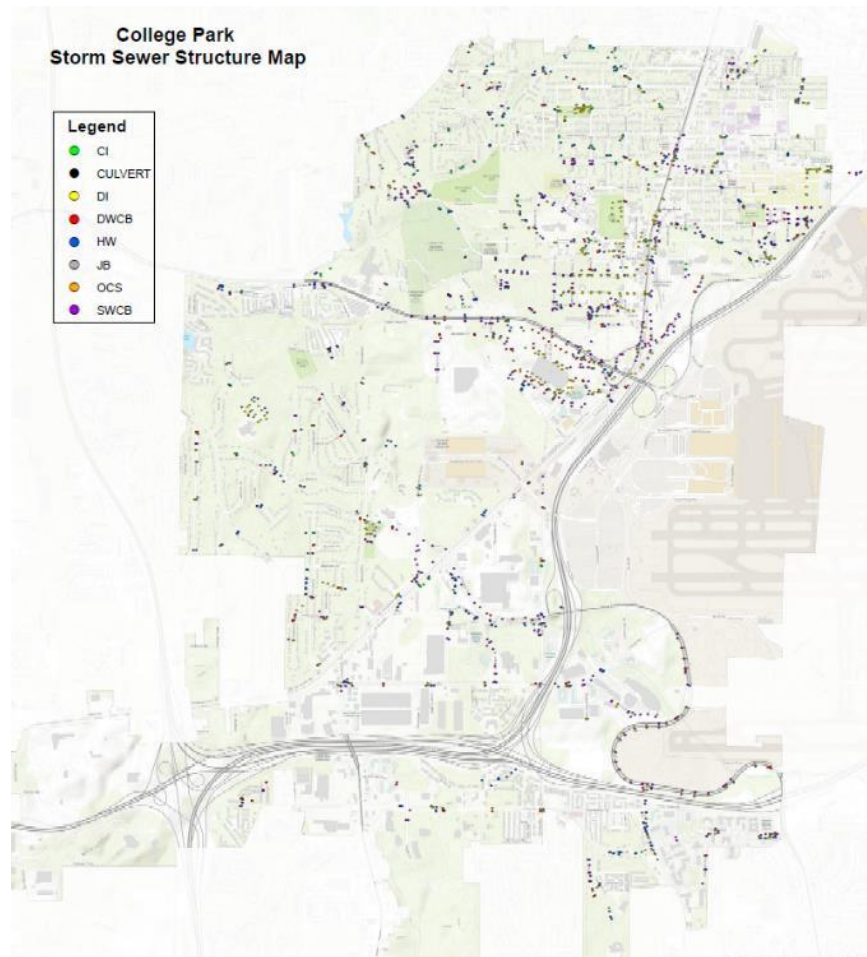
Storm Water

The City of College Park Storm Water Division provides inspections, maintenance, repairs, and construction services of the City's storm sewer collection system. The division's goal is to protect the citizens, property and the environment by improving water quality and minimizing flooding. The Storm Water Division provides the following services:

- Annual Inlet box cleaning.
- Respond to all storm water service requests.
- Inspect city's storm water systems for maintenance problems.
- Remove or cut vegetation in storm sewer.
- Remove silt (sand, mud, clay) and trash or other debris from storm sewer.
- Repair or replace storm pipe, structures, inlets, and head walls.
- Investigate Illicit Discharge into storm sewers, streams, and creeks.

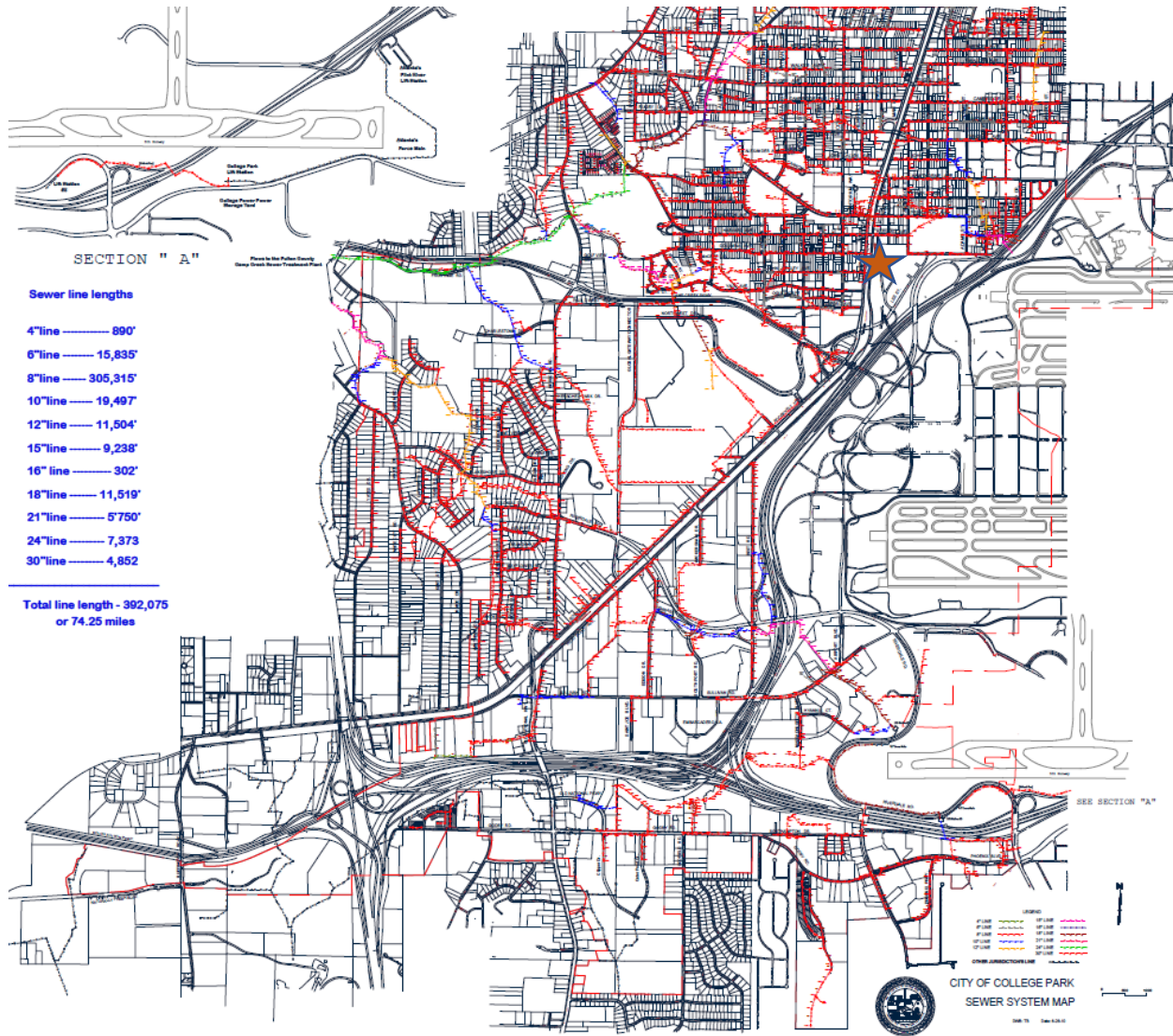
Robust stormwater infrastructure exists within the area of 0.5 miles of the College Park MARTA Station.

Map 4. Sewer Structure Map



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College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Map 4. Sewer Line Map



Addendum:

College Park Transit-Oriented Development (TOD) Plan and Market Feasibility Study

Terms and Conditions Governing this Research and Report

COVID-19 Disclaimer

The data developed in this assignment reflect the research and analysis conducted in April 2020. Generally, this data reflects the local and regional economic conditions prior to the widespread external economic shock caused by the COVID-19 pandemic. The assumptions reported herein do not account for a drawn-out economic downturn. These assumptions should be considered valid under a scenario in which the general economy and real estate markets will stabilize and largely return to a normalized state by the end of the 2020 calendar year. The data and the corresponding conclusions and recommendations herein should be reviewed and adjusted should any major changes in the above occur.

Accuracy of Report: Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment is based on estimates, assumptions and other information developed by Bleakly Advisory Group (“BAG”) from its independent research efforts, general industry knowledge and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. BAG assumes no responsibility to update the information after the date of the report. The research contains prospective financial information, estimates or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular outcome will occur.

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COLLEGE PARK

TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN AND MARKET FEASIBILITY STUDY

THE CITY OF COLLEGE PARK | FULTON COUNTY, GEORGIA

FINAL REPORT



Prepared By:

ATKINS

Real Estate RESEARCH
CONSULTANTS

A collaboration between the City of College Park, MARTA (Metropolitan Atlanta Rapid Transit Authority), TOD / Community Stakeholders, and Real Estate Research Consultants

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1.1 Executive Summary

1.11. Introduction

Atkins was selected in October 2011 to lead a master planning effort focused on the design and implementation of a transit oriented development (TOD) for the College Park MARTA station and surrounding area. Aiming to capitalize on its unique location, history, and linkage to various transportation opportunities, the City of College Park embarked on an ambitious strategy to become one of the most desirable transit oriented communities in Georgia. There were many assets on which to build upon—a large urban historic district and structures, a unique setting that is in close proximity to Atlanta, a rich transportation history that includes linkage to the Hartsfield-Jackson Atlanta International Airport, Interstates I-85 and I-285, the CSX railroad, and Metropolitan Atlanta Rapid Transit Authority (MARTA). Prior master planning activities outlined a plan for development to capitalize on the substantial potential that is evident in College Park. The City identified potential target sites within that defined study area. Working with the Atlanta Regional Commission, MARTA, a diverse stakeholder group, city staff, local business leaders, and residents, the design team formulated an ambitious vision for the TOD and existing core downtown area.

1.12. Goals of the Project

The overarching goal of our assignment was to build on this early conceptual work contained within various past studies to create a detailed template for growth over the next decade. To achieve this goal, our team drew upon several framework documents to refine our vision.

The first of which was the recently adopted TOD guidelines developed by MARTA. These policies were developed to provide a common frame of reference or vocabulary for the community of potential TOD locations. These guidelines set out a general direction for each station within the overall system and examples of specific strategies and techniques for potential developments surrounding those stations. Our proposed development is aimed to respect these

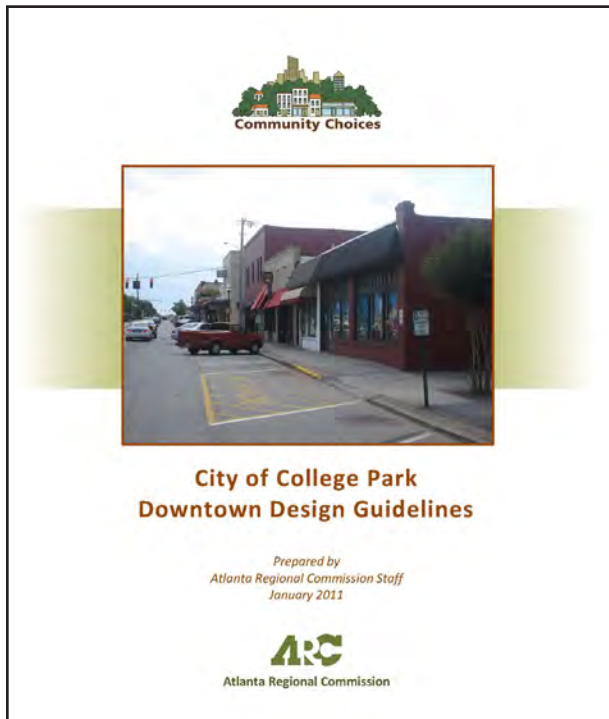


policies so that the end product is one that can be implemented by MARTA and future development stakeholders.

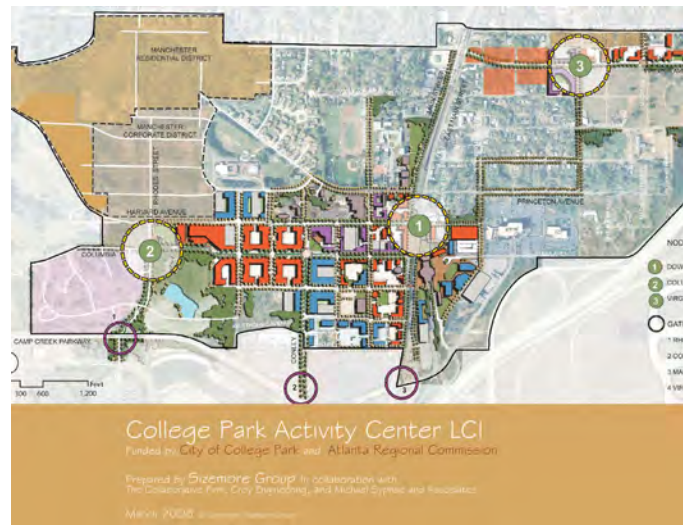
boundaries. It is the intent of the TOD project to provide a master plan that aligns with these guideline goals.

The City of College Park also has in place a set of downtown development guidelines that were prepared by ARC in 2011. A majority of the proposed TOD development resides within these district boundaries. The intent of these design guidelines are to serve as standards for all new development and redevelopment within downtown College Park. These development standards provide for a uniform landscape and urban design theme throughout the district's

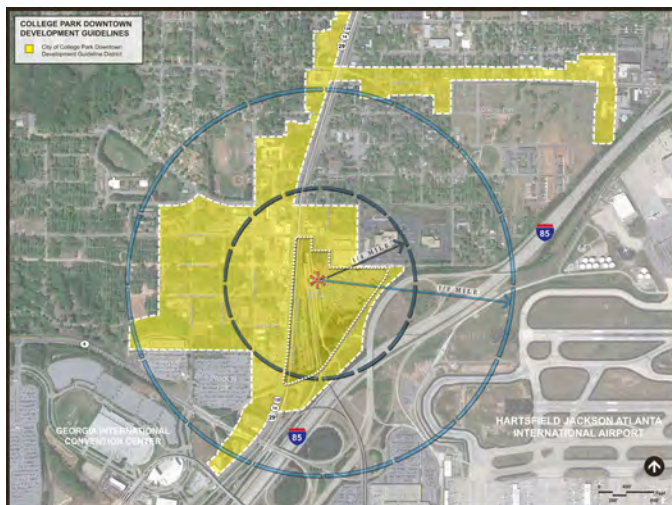
Lastly, our design is intended to build upon the prior comp plan and LCI studies. With community input and involvement focused throughout the entire process on this specific area within the community, we have been able to provide a design with a much greater level of detail than prior studies could attain.



City of College Park Downtown Development Guidelines.



City of College Park Activity Center LCI Study.



City of College Park Downtown Development Guidelines Boundary & District Map.



LCI Study Master Plan - Enlargement of City of College Park Downtown and MARTA Site.

1.13. TOD Stakeholder Group

Prior to the project kick-off meeting a diverse group of stakeholders was assembled by the City of College Park Staff. The core group steering committee was made up of members of the Main Street Association, developers, architects, brokers, real-estate professionals, BIDA board members, city, council and staff members, county staff, clergy, Hartsfield-Jackson representatives, MARTA, FAA, bankers, GICC, and residents. A total of five public meetings were held along with additional meetings at the staff level with the City and MARTA. These groups provided their collective expertise and experiences to create an exciting, accessible, inclusive, and sustainable development for the City of College Park and the Atlanta region.



TOD Stakeholder Group and Meeting Participants

Name	Organization/Role
Tom Carpenter	Main Street Association/Developer
Randy Zaic	Resident/Architect
Johnny Easterling	The Wiley Real Estate Group/Broker
Robbie Roberts.....	Red Door Realty/Broker & Resident
Rod Mullice	Newmark Knight Frank/Broker
Frank Giles.....	GICC/Parking Manager
Edrick Harris.....	HJ Russell & Co/Developer
Aaron Daily	Historical Concepts/Architect
Shelley Lamar	HJAIA/Planning
Michael Green	BB&T/Banker
Rusty Slider	Woodward Academy/Vice President for Admissions
Eileen Murphy.....	CPHNA/Board Member & Resident
Beth Sanders.....	College Park First United Methodist Church/Pastor
Jeff Green	College Park BIDA/Board Member & Resident
Jon Ritt.....	College Park BIDA/Board Member & Resident
Connie Johnson	MARTA Senior Development Associate
Ambrose Clay.....	City of College Park/Council Member
Jason Myrick	SunTrust Bank/Banker & Local Business
Ginger Blackstone.....	Resident

Staff

Barbra Coffee.....	City of College Park/Economic Development
Bill Johnston.....	City Planner
Erica Rocker.....	City of College Park/Main Street Manager
William Moore	City of College Park/Engineering

Consultants

Rich Rohrer.....	Atkins
John Boudreau.....	Atkins
Chad Hayes	Atkins
Don Carnell.....	Atkins
Todd DeLong.....	Real Estate Research Consultants
Jared Lombard.....	ARC

MARTA Meeting Participants

Ted Tarantino.....	Manager, Joint Development
Connie Johnson	Senior Development Associate
John Crocker	Director of Development and Regional Coordination
Brittany Lavender.....	Service Planner II
Jolando Crane	Senior Service Planner
Monte Howard	MARTA Bus Operations
John McMath.....	MARTA Bus and Rail Scheduling
Greg Floyd	Senior Landuse Planner
Ravi Sharma.....	MARTA Architect
Major N. Easting.....	MARTA Police Department

City Development Committee Meeting Participants

Oscar Hudson.....	City of College Park/Building Safety
Terry Anderson.....	College Park Power
Hugh Richardson.....	College Park Power
Brian Steele	College Park Fire
Barbra Coffee.....	City of College Park/Economic Development
Bill Johnston.....	City Planner
Erica Rocker.....	City of College Park/Main Street Manager
William Moore.....	City of College Park/Engineering

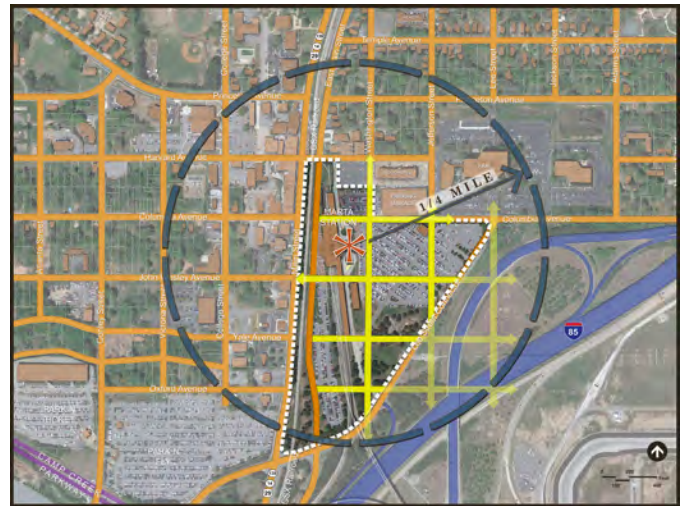
Additional Meeting Participants

Bob Ellis.....	Main Street Board member, Local Business
Fritz Engelmann	Resident
C. Derda	Resident
Bo Causey.....	Main Street Board Member, Resident
John Aldridge	CPHNA President, Resident
Jean Clay.....	Resident
Betsy Easton.....	Resident
Sidney Douse.....	Resident
Quintasha Swanson	Resident
Stuart Gulley	Woodward Academy President, Resident
Monica Williams	HJAIA
Michael D. Martindill	Tim Haahs & Associates, Inc.

1.14. Design Process

The first phase of the design process involved an extensive due diligence study. Information was assembled regarding existing and future land use maps, zoning, land ownership maps, pedestrian and bicycle accessibility, public transportation routes, on- and off-site parking location and availability, and infill opportunities. Due to the location of the station and proximity to Hartsfield-Jackson Atlanta International Airport, a complex series of airport restrictions were evaluated. These included object free and runway protection zones, height restrictions, and noise contours. An opportunities and constraints graphic was generated from the data gathered. A detailed presentation was provided to the stakeholder group outlining the opportunities and constraints, as well as MARTA and College Park development guidelines prior to design. A group ranking exercise was also given to the group to gain input on building style, scale, and appropriate land uses for the district. A meeting was held with MARTA to obtain staff input and provide due diligence information.

Phase two marked the beginning of the design phase. An open public charrette process was led by the Atkins design team and resulted in three unique design concepts. From these three concepts, a preferred plan was generated. The preferred plan was presented back to the stakeholder group, MARTA, and city staff for review and comment. The final design incorporated input from all groups involved.



Historic Street Grid Map.



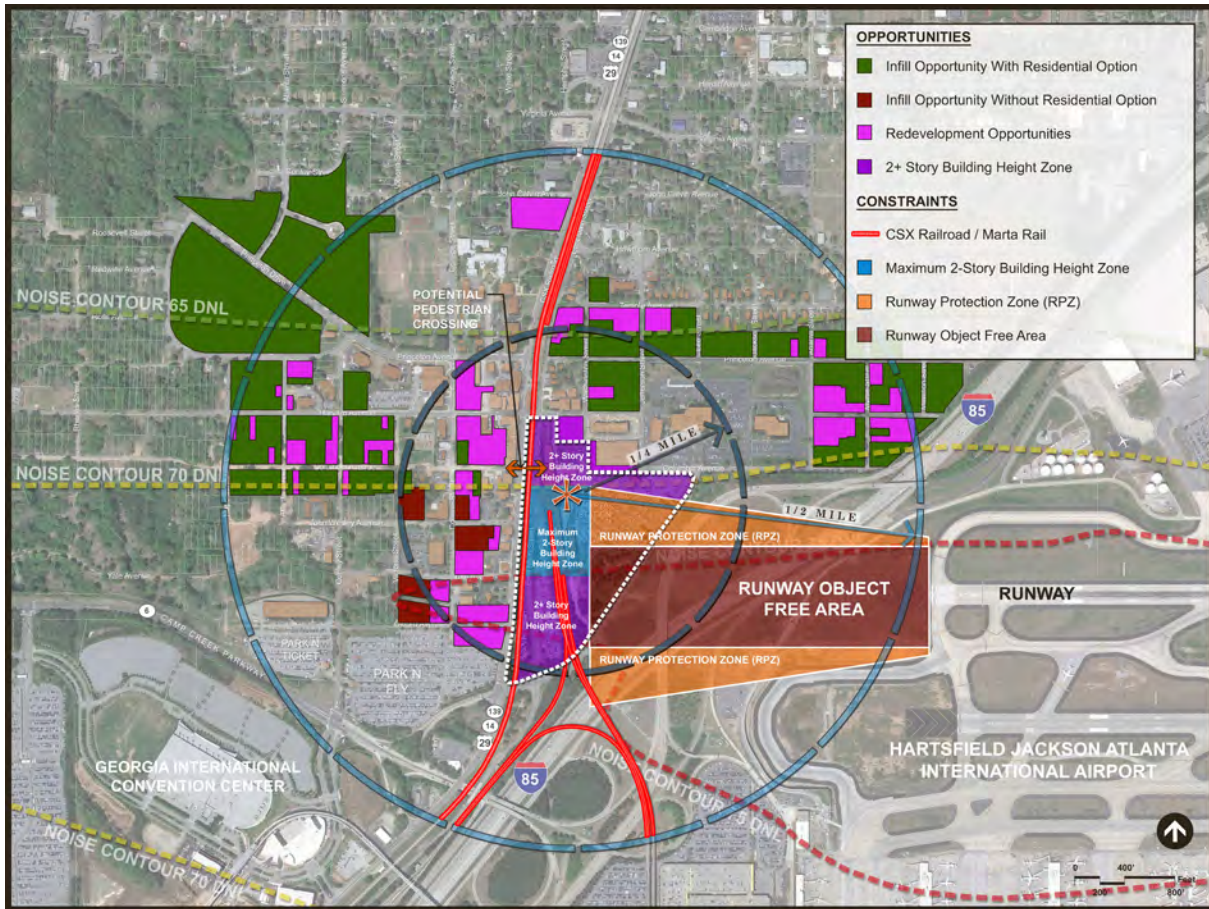
Airport Height Restriction Map.



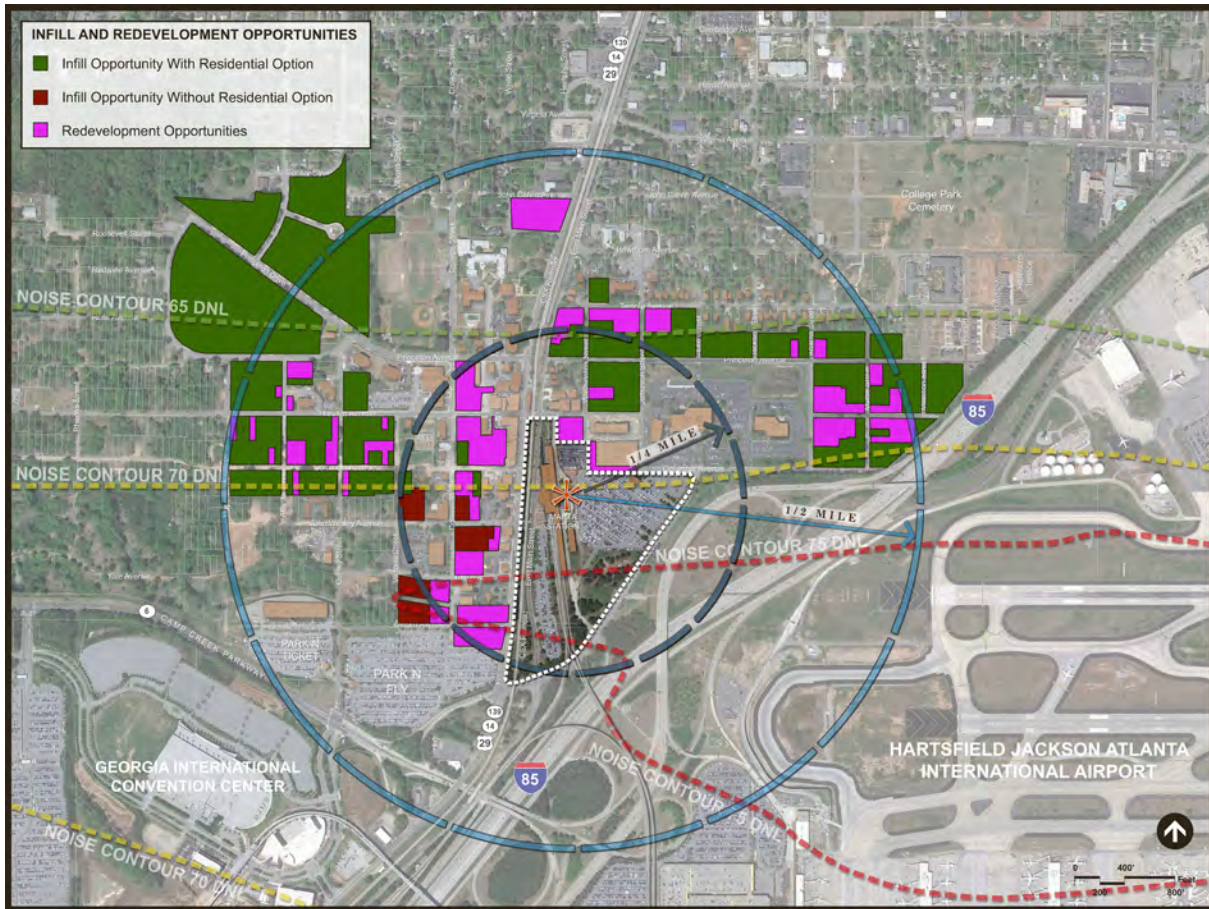
Historic District Boundary & Parcels.



Airport Sound Contour Map.



Opportunities and Contraints Map.



Infill and Redevelopment Opportunities Map.

1.15. Existing & Future Market Conditions

Sitting at the doorstep of the Hartsfield-Jackson International Airport, the City of College Park is the gateway to the Atlanta region. In addition to hosting one of the largest employment centers in the region, the city boasts the second largest convention center in the state of Georgia. For these and other reasons, the city is logically well positioned for future economic growth, but obstacles and barriers have made it difficult to capitalize on its location and proximity to major employers.

Real Estate Research Consultants, Inc. (RERC) was retained as a subconsultant to Atkins to assist the City in creating a concept for Transit Oriented Development (TOD) near the city's downtown MARTA station. RERC's role was to evaluate and analyze existing market conditions as well as future potential demand for TOD in downtown College Park, focusing on areas within one-half mile of the station. The following are selected key findings from this analysis:

Background:

- College Park provides easy access to the busiest passenger airport in the U.S., the second largest convention center in the state, and nearly 60,000 employees. There are substantial assets that are not fully being leveraged.
- Population in College Park decreased by approximately 31% between 2000 (20,382) and 2010 (13,942). The decrease is mostly attributed to the expansion of the airport, which led to the demolition of many of the city's residential neighborhoods.
- The owner/renter split of occupied housing units in the city is 26%/74%, compared to 66%/34% in the Atlanta MSA and 54%/46% in Fulton County.
- The median household income in College Park (\$30,220) is notably less than Fulton County (\$56,709) and the state (\$54,344), and their trends over the past 10 years indicate few signs of improvement.
- Nearly 60% of the households within the city earn less than \$35,000 per year. 54% of the employees in the city (regardless of where they reside) earn more than \$40,000 per year.

Market Context:

- College Park is a major employment center in the region with nearly 60,000 jobs.
- Only 12% of the city's residents work in the city, creating a substantial jobs/housing imbalance. In other words, 88% of the jobs in the city are filled by individuals who commute from areas outside the city.
- 71% of the nearly 60,000 jobs within the city are in the transportation and warehousing industry.
- College Park's retail market has remained unchanged over the past 12 years. Only 310,000 SF of retail space were added to the supply since 2000. Only 7,690 SF of retail were added within one-mile of the MARTA station.
- Retail occupancies experienced a gradual decline over the past 12 years, however, occupancies within 1.0-mile from the station dropped at a much higher rate.
- Despite oversupply of retail and declining occupancies, lease rates have not changed much in the city.
- Limited new commercial development can be found in areas easily accessible to major roadways, but new commercial development in the downtown core and near the station has been negligible.
- The office market in College Park has also remained relatively unchanged since 2000. No additional space has been added to the inventory within 0.5 miles from the MARTA station in the last 12 years.
- Gateway Center I, located adjacent to the Georgia International Convention Center (GICC) and within one mile from the MARTA station, added 128,396 SF of office space to the total available inventory. The building is about 90% leased.
- Between 2000 and 2006, nearly 70,000 single and multifamily permits were issued in the Atlanta MSA each year. In 2011, only 8,692 total permits were issued.
- College Park experienced similar trends with zero total permits issued in 2010 and seven total permits issued in 2011. Between 2003 and 2006, the city issued 292 single family and 104 multifamily permits.

- Residential activity has shown few signs of a comeback despite the removal of nearly 3,000 housing units and an economic base of nearly 60,000 employees.
- College Park’s stability in terms of job counts (regardless of each respective employee’s place of residence) may be attributed to the direct and indirect employment related to the Hartsfield-Jackson International Airport.
- The city is well positioned to capitalize on development activity near the airport, particularly from city-owned properties recently bought from the City of Atlanta.
- Employment and activity centers will continue to draw interest, but they also have the potential to cannibalize potential growth in the city’s core.
- Retail analysis considers demand generated by three primary groups – residents/households within the market area, visitors to the GICC, and non-resident workers within the city.
- Demand for new office space is based on the city’s historical share of office development in Fulton County. This methodology assumes demand for space in the near future will be filled by existing vacancies first, with greater growth potential in 10 to 15 years.
- If there are no significant public investments or initiatives implemented to target TOD activities near the station, there will likely be minimal market response from the private sector.
- Demand for future growth will be constrained by declining population and households within the market areas.
- Assuming the public sector does intervene, the analysis evaluates the potential to implement the Preferred TOD Plan designed by Atkins.
- The preferred plan calls for:

Use	Square Footage	Units/Rooms
Single Family Residential		11
Multifamily Residential		562
Retail / Service	221,550	
Office	134,700	
Hotel		150

- The plan is estimated to create 573 new households, or 1,375 residents, and over 1,000 new jobs.
- These new households would generate approximately \$32,776,000 in total household income.
- Employees generate nearly \$170,000,000 in potential expenditures, but only a small portion of these expenditures can be captured near the station.
- While the type of visitors to the city includes family/personal, business, and airport related visitors, the analysis focuses on the visitation associated with the activities taking place at the GICC.
- The estimated 800,000 visitors to the GICC represent approximately \$100,000,000 in total retail expenditures. Again, only a small percentage of these expenditures are likely to be captured within the primary trade area.
- Total estimated demand is shown in the following table.

Retail / Service Demand Generator	Demand @ Build-out (SF)	
New Residents/Households	18,000	- 22,000
Existing & New Non-resident Workers	102,000	- 131,000
GICC Visitors	61,000	- 78,000
Total	181,000	- 231,000

- New residents would account from about 10% of all demand, while visitors and employees would account for 34% and 56%, respectively.
- Between 110,000 and 141,000 SF of office space can be supported over the next 25 years.
- The potential to support additional residential development depends on a mix of redevelopment policies, removing, or limiting, negative perceptions such as crime and blight, and developing parcels in such a manner that creates a sense of place in the downtown core.
- As evidenced by the opening of the 142-room Hotel Indigo in downtown and the completion of a \$3,000,000 renovated Holiday Inn and Suites, the city's location proximate the airport and the GICC provides increased opportunities for hotel development.
- At least an additional 120 to 150 rooms could be supported in the downtown area over the next 25 years. Additional rooms could be supported as visitation increases at the GICC.

- With significant public sector support and involvement, the analysis undertaken indicates the TOD plan designed by Atkins for the City could be reasonably supported over the next 25 years.

Strategies:

- The demand for each of the uses described above depend significantly on major public intervention in terms of redevelopment initiatives allowable under state and federal law.
- Georgia has a number of redevelopment programs that can be combined or used discretely. Some of these include: tax allocation districts; the Urban Redevelopment Act; Enterprise Zones (currently applied in the city); Opportunity Zones; revolving loan funds; property taxes (dedicated millage to support development); special assessments and special benefit fees or charges to support redevelopment; sales taxes to support redevelopment; user fees/charges/surcharges; developer fees, exactions, or charges; federal spending, grants, and other special funding; and privatization and partnerships.

Funding Option	PROS						CONS					
	Easily implemented	Easily administered	Strong revenue potential	Low to moderate political risk	Flexibility in use	Good source of support for debt financing	Some difficulties in implementing	Relatively difficult to administer	Limited revenue potential	Relatively high political risk	Less Flexibility	Limited support for debt financing
Tax Allocation Districts			X	X	X	X	X					
Use of the Urban Redevelopment Act	X	X			X				X			X
Enterprise Zones	X	X		X					X		X	
Revolving Loan Fund	X	X		X					X		X	X
Opportunity Zones	X	X		X					X		X	X
General fund	X	X								X		
Dedicated Property Taxes		X			X	X				X		
Special assessments	X		X	X	X	X		X				
General sales taxes		X				X	X		X	X	X	
User fees	X	X		X					X		X	X
Developer fees	X			X				X	X		X	X
Federal spending, grants, other				X				X			X	
Privatization			X	X	X	X	X	X				

- Substantial deviation from the plan could have a material impact on the demand for retail, service and entertainment space adjacent to the MARTA station. The timing of the new demand depends upon market conditions turning around to allow for redevelopment with a mix of uses around the station area. These conditions are not likely to change in the next two to four years, but it would be important for the City to begin planning their implementation and redevelopment strategies to assure it is ready when the market appears ripe for redevelopment.
- There are a variety of the strategies for the City to consider, most of which depend on the tools selected and the availability of financing/funding.
- The city should focus on a series of small catalytic projects intended to increase private investment and private sector interest in the target area. Successful short term strategies can be leveraged to create and sustain long term value.
- Near term opportunities include residential, retail, and parking development near the station. Attracting new residents to the downtown core to take advantage of the city's proximity to a major employment center, easy access to MARTA, and major highways is critical to successfully achieving significant and meaningful redevelopment.
- Parking infrastructure should not be planned on a project by project basis, but should address the parking needs for a district, or larger area.
- Based on current economic and market conditions, other uses, such as office and hotel, will require some time to be viable in the market place. Additional hotel rooms may be warranted as visitation increases to the GICC.
- Implementing the plan as presented would generate significant tax revenue for the City and other affected taxing entities.

Use	Units/SF	Total FMV	Assessed Value		Ad Valorem Revenue	
			Real	Personal	City of College Park	Fulton County
Residential						
Single Family - For Sale	11	\$ 1,925,000	\$ 770,000	\$ 115,500	\$ 10,236	\$ 25,948
Multifamily - Rental	562	56,200,000	22,480,000	3,372,000	298,849	757,541
Office	134,700	21,888,750	8,755,500	1,313,325	116,396	295,047
Retail	221,550	36,001,875	14,400,750	2,160,113	191,444	485,283
Hotel	150	11,250,000	4,500,000	675,000	59,823	151,643
		\$ 127,265,625	\$ 50,906,250	\$ 7,635,938	\$ 676,748	\$ 1,715,462

- The retail and hotel uses within the program also generate sales tax revenues flowing directly into the City's coffers.

Sales from:	Taxable Sales	Sales Tax Revenue ¹	
		City of College Park	Fulton County
Retail	\$ 57,879,938	\$ 578,799	\$ 1,157,599
Hotel	3,094,744	30,947	61,895
Total	\$ 60,974,681	\$ 609,747	\$ 1,219,494

- Potential tax revenues generated by new development is particularly important since several of the redevelopment tools discussed in this analysis, such as tax allocation districts and their ability to utilize tax increment financing, are based on successfully increasing the city's tax base.

2.1 College Park Neighborhood

2.11. Location

The City of College Park comprises about 10 square miles just southwest of the City of Atlanta. The incorporated area is split between two counties – Fulton and Clayton Counties – but lies predominantly within Fulton County. The City is easily accessible through its proximity to Interstate Highways I-85 and I-285, U.S. Highway 29, the Hartsfield-Jackson Atlanta International Airport, and its connection with Metropolitan Atlanta Rapid Transit (MARTA). The city has a population of approximately 14,000. The city lies within an area that is characterized with hills and flat plains.

2.12. History

The city was originally established in 1890 as the City of Manchester, but became known as the City of College Park in 1896. It was situated along the Atlanta-Westpoint Railway. The city's name was derived from being the home of Cox College and the Southern Military Academy (later to be named Georgia Military Academy). Cox College closed in 1938, but several of the buildings are still in use today. City Hall, the city auditorium, a public library, and McClarin High School are located on the old Cox College campus. The Georgia Military Academy became Woodward Academy after the military program was eliminated in 1966. This private school is the largest independent day school in the continental United States and is known as one of the top education institutions in the state. The City's rich heritage and strong ties to education is still evident today within the fabric of central business district. The east-west avenues in College Park are named for Ivy League colleges, and the north-south streets are named for influential College Park residents. Because of its accessibility and location, the city continues to serve as a gateway to the Atlanta region.

3.1 Phase One - Inventory and Assessment

3.11. MARTA TOD Guidelines

MARTA adopted Transit Oriented Development (TOD) Guidelines in 2010. The purpose of these guidelines were to provide a common framework, or vocabulary for designers to reference. They were also to aid MARTA itself to:

- Guide their role as a TOD sponsor for joint development built on MARTA property or connected to the station.
- Guide TOD stakeholders with development that is to occur within the one half mile of their stations.
- Guide TOD advocates with sustainable land use decisions along MARTA corridors.

MARTA staff were involved with throughout the design process giving valuable input and understanding into the workings of the current College Park station. They also were represented in the charrette process and addressed key issues associated with the current station configuration. The MARTA Guidelines were used as a point of reference for the design team and examples of current stations provided by the guidelines were used to illustrate design concepts and densities recommended for the College Park TOD. Meetings were held at key points during the project with MARTA staff to receive input on the designs under consideration. This information was used to make revisions to the preferred plan so that the final product reflected their ideas and address staff concerns.

The MARTA Guidelines were built around four key TOD principles:

1. **Density:** The development within the station area should be compact and dense relative to surrounding areas. This greater density allows more people to live, work, shop, or go to school within walking distance of the station.
2. **Variety of Land Uses:** The development should contain a mix of "live, work, play", uses to create a sense of place that allows people the opportunity to do all they need to do within walking distance to the station.

This mix of uses helps to strengthen the link between transit and development and allows transit to function more cost-effectively.

3. **An Energized Public Realm:** TOD developments are pedestrian-oriented developments that are focused on the quarter-mile radius that most people will walk to the station as part of their daily routine. By creating easy to navigate routes that are accessible, well lit, and have appropriate amenities helps to create a safe environment. Energizing the street level with shops, restaurants, and other active uses improves the experience of the user and increases ridership.
4. **A Creative Approach to Parking:** Parking should be shared as much as possible, taking advantage of multiple uses and reducing the required number of spaces provided. Parking should be designed in such a way that it does not overpower the pedestrian environment. Many users will still come and go by car and will need a place to park, but demand for parking should be reduced due to the number of available transit options.



MARTA Guidelines - Commuter Town Center Diagram.

Station Designation

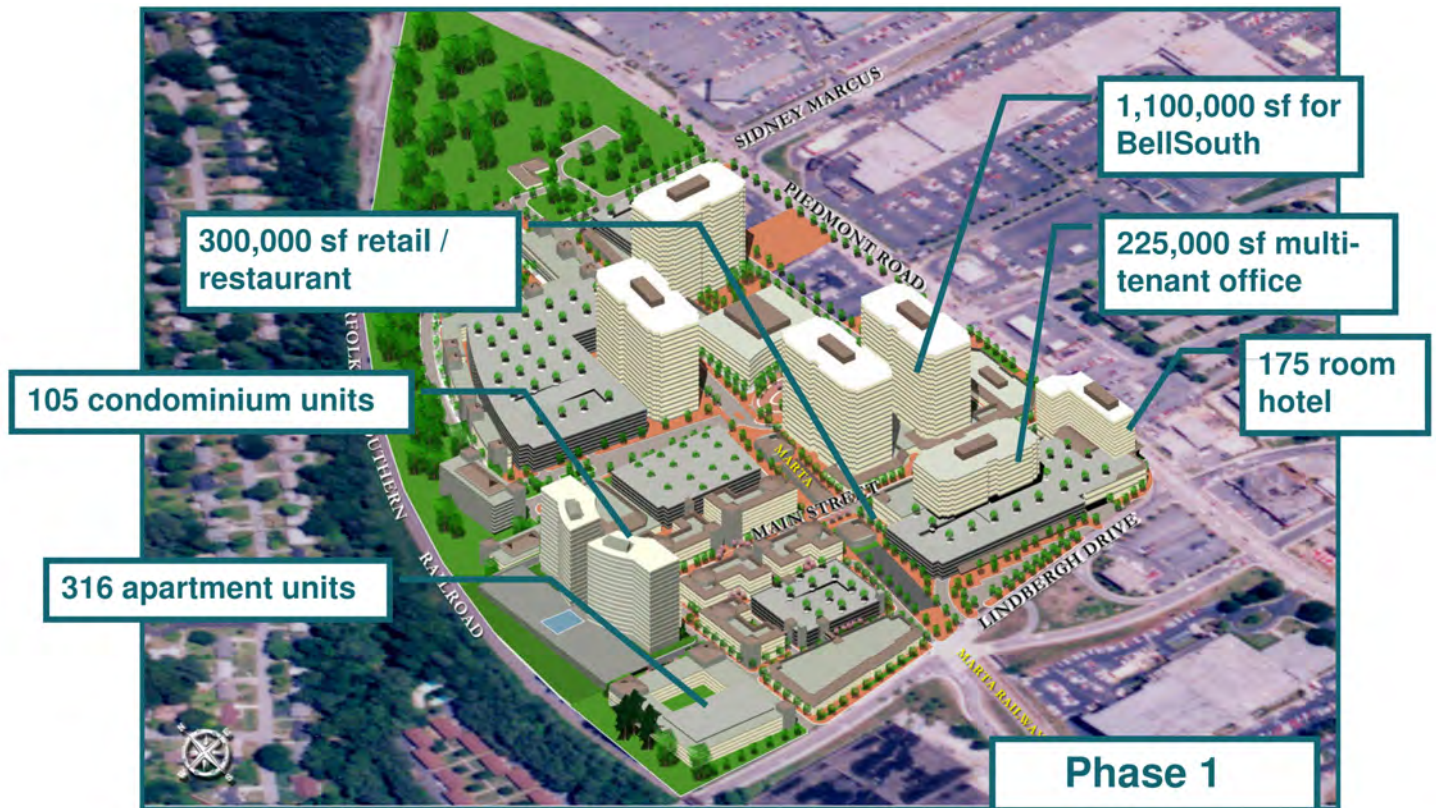
The College Park station is designated as a commuter town center. A commuter town center has the following characteristics:

- Has similar characteristics to a traditional town center
- Contains a mixed-use node
- Is a capture point for commuters
- Has large capacity park-and-ride (1000+ spaces)
- Is designed to accommodate large volumes of local and regional bus passengers
- Must be planned to accommodate large volumes of rush hour commuters traveling in opposite directions:
- Commuters bound for urban core
 - Reverse commuters traveling to work in commuter town center
 - Is located at strategic points on interstate system
- Has densities of 25-75 residential units per acre and 4-15 story buildings



MARTA Site Diagrams.

Examples of Commuter Town Center Station Types



Lindbergh City Center - Atlanta, GA



- RETAIL
- RESTAURANT
- HOTEL
- OFFICE
- RESIDENTIAL
- CHILD CARE
- STRUCTURED PARKING

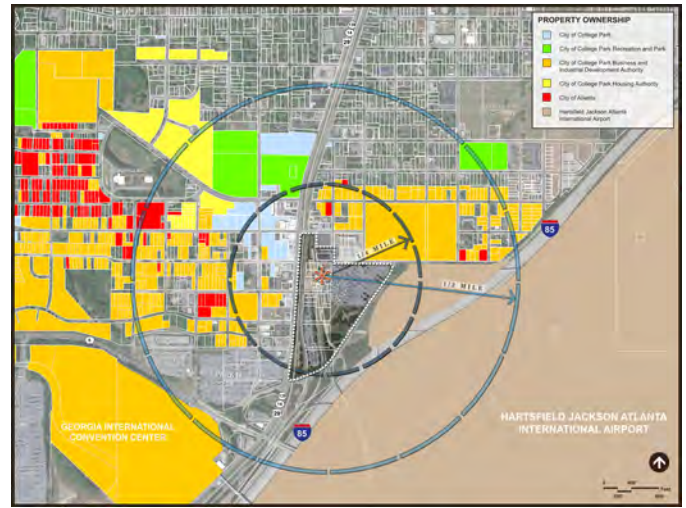
- 32 ACRE SITE
- 2,700,000 S.F. SPLIT EVENLY BETWEEN COMMERCIAL AND RESIDENTIAL USES
- 200,000 S.F. RETAIL
- 3 OFFICE BUILDINGS
- HOTEL
- 65,000 S.F. GROCERY STORE
- FOUR APARTMENT BUILDINGS



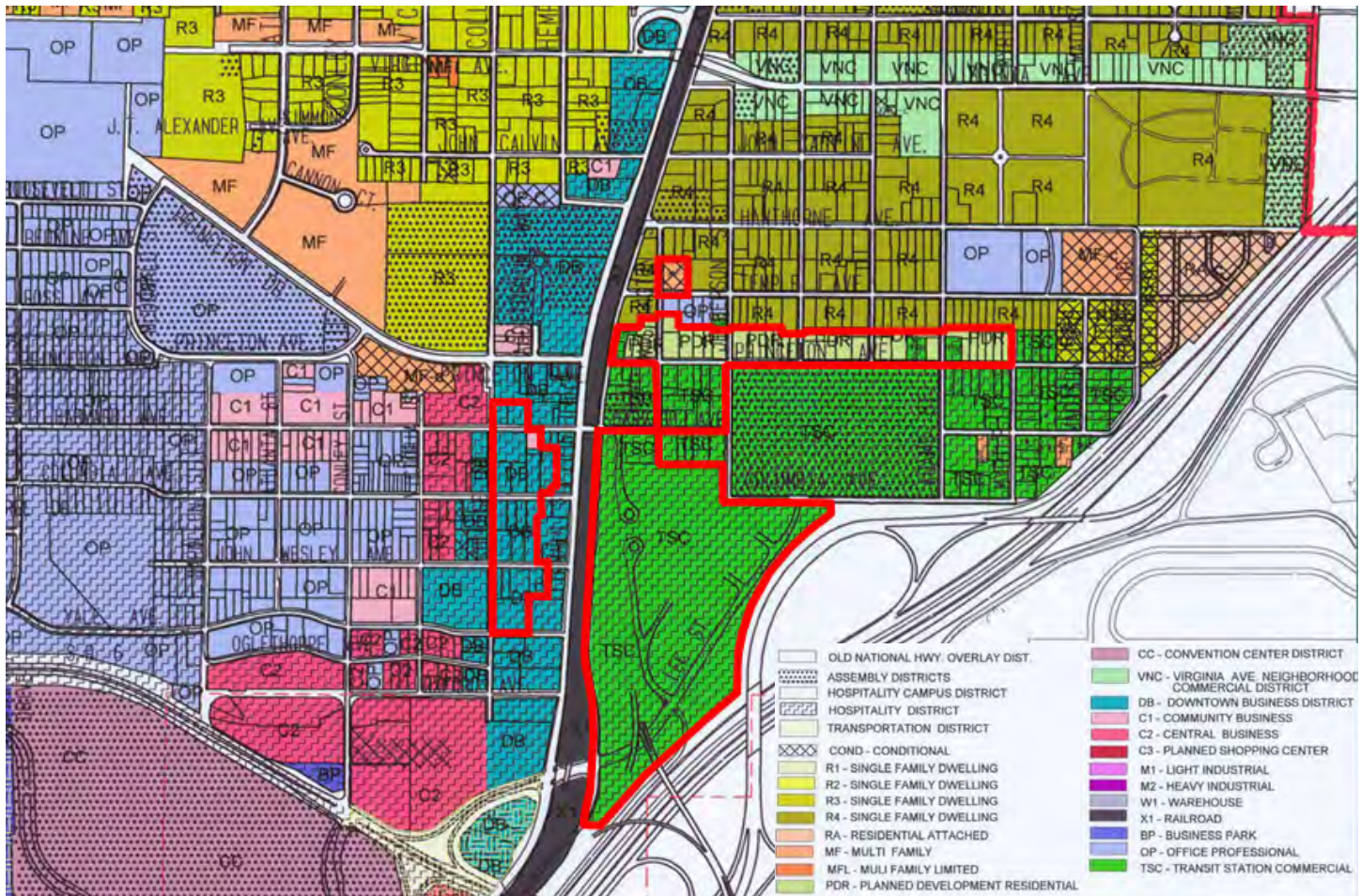
White Flint City Center - Bethesda, MD

3.12. Land Use

The TOD study focused on the station area and the surrounding properties within the one half mile radius of the site. The College Park Station itself is currently zoned as Transit Station Commercial district. The area directly adjacent to the MARTA site to the north and northeast are also in this zoning. Currently these areas consist of the FAA site, a hotel, the First United Methodist Church, residential lots, and vacant properties. West of the property is the historic Downtown Business district. Directly adjacent to the MARTA property to the south and east is property owned and controlled by Hartsfield-Jackson Atlanta International Airport.



Property Ownership Map.



City of College Park Zoning Map.

3.13. Transit

The College Park MARTA Station is classified by MARTA as a commuter town center station along the Red Line and the Gold Line. The station is directly adjacent to a CSX rail line and there is a single shared platform with split access points on either side of the railway.



3.14. Station Users

In 2010, ARC released a survey completed on Transit On-Board Ridership. The survey interviewed riders of all transit systems in the region provides detailed information about specific bus routes and stations. In 2010, ARC released its Transit On-Board Ridership Survey. The survey interviewed riders of all transit systems in the region and allows for detailed information about specific bus routes and stations. The following information was gathered from the ridership relating to the College Park station.

Mode of Transportation to College Park MARTA Station

Mode	Number	Percent
Transferred	424	45.6%
Drove	277	29.8%
Dropped Off	141	15.2%
Walked	83	8.9%
Carpool/Vanpool	3	0.3%
Ride & Walk/Bike	2	0.2%
Total	930	100.0%

Vehicle Availability

Vehicles	Percent
0 vehicle	40.7%
1 vehicle	32.0%
2 vehicle	19.4%
3 vehicle	7.9%
4 or more vehicles	0.0%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Household Size

Persons	Percent
1 person	18.3%
2 person	29.0%
3 person	22.2%
4 person	16.0%
5 person	8.1%
6 or more person	6.4%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Number of Employed Persons in Household

Employed Persons	Percent
0 person	8.6%
1 person	38.6%
2 person	39.3%
3 person	10.1%
4 person	2.3%
5 person	0.7%
6 person	0.5%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Employment Status

Answer	Percent
Yes	74.5%
No	25.5%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Student Status

Answer	Percent
Yes	30.6%
No	69.4%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Driver's License Status

Answer	Percent
Yes	71.0%
No	29.0%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Gender

Answer	Percent
Male	48.4%
Female	51.6%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Age Distribution

Age Range	Percent
under 18	3.8%
18-24	26.3%
25-34	25.2%
35-44	18.3%
45-54	15.7%
55-64	8.6%
65 or older	2.1%

Source: ETC Institute June 2010 - Atlanta Regional Commission Regional On-Board Transit Survey

Bus Routes

The College Park station is currently connected to a number of MARTA bus routes. Connecting MARTA bus routes include:

- 82 Camp Creek / Welcome All
- 89 Flat Shoals Road/Scofield Road
- 172 Sylvan Road/Virginia Ave.
- 180 Fairburn / Palmetto
- 181 South Fulton P/R / Fairburn
- 189 Old National Hwy/Union Station

College Park GoBus Program

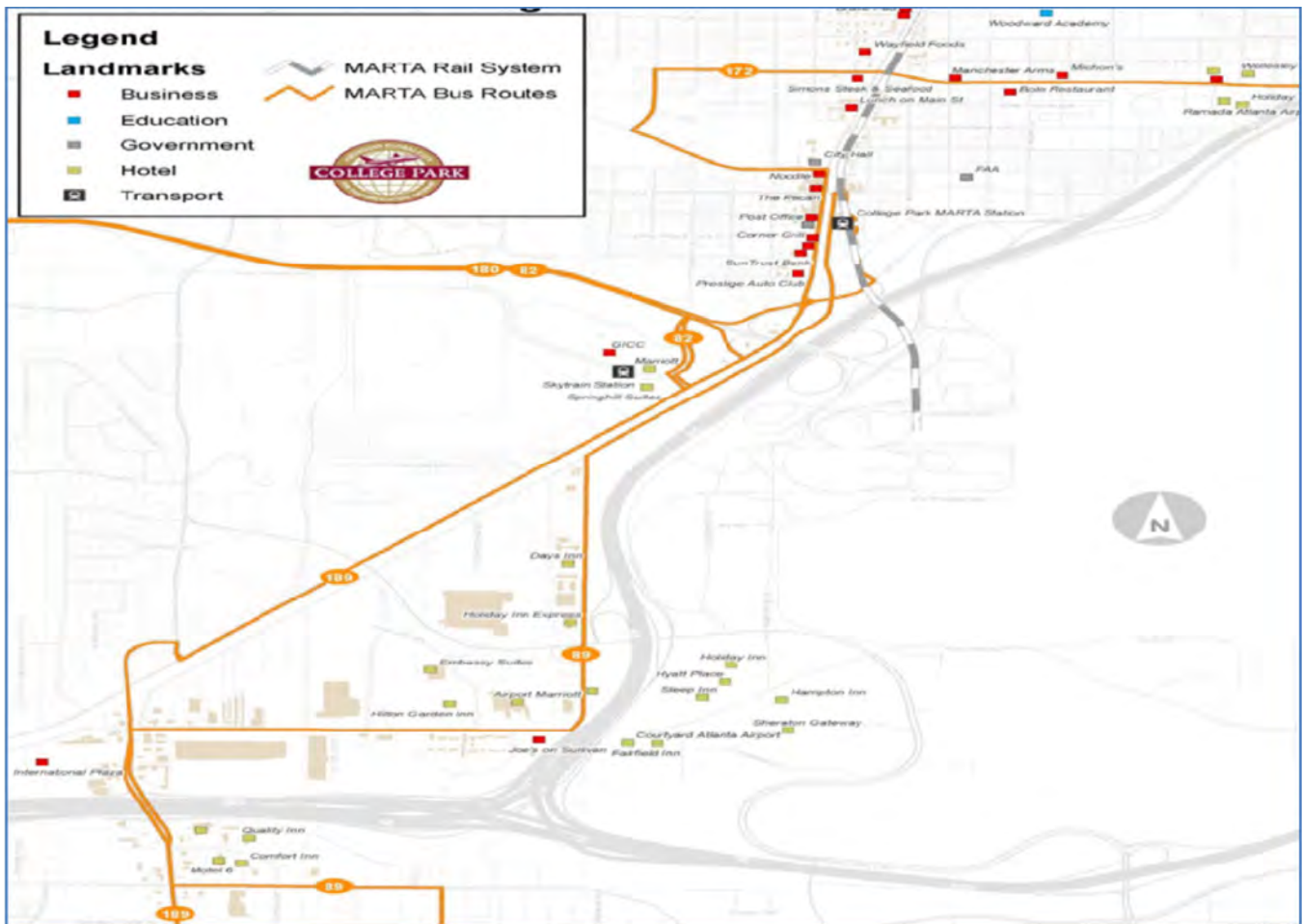
The City of College Park launched a new circulator public transportation system in 2012. This system, made up of seven vehicles powered by compressed natural gas, will begin by operate a lunch time express route between the hours of 11 a.m. and 2 p.m. The bus line is a free shuttle circulating through out College Park and connects the MARTA station, key attractions, places of employment, the College Park business district, education, government facilities, and hotel areas.

Sky Train Station

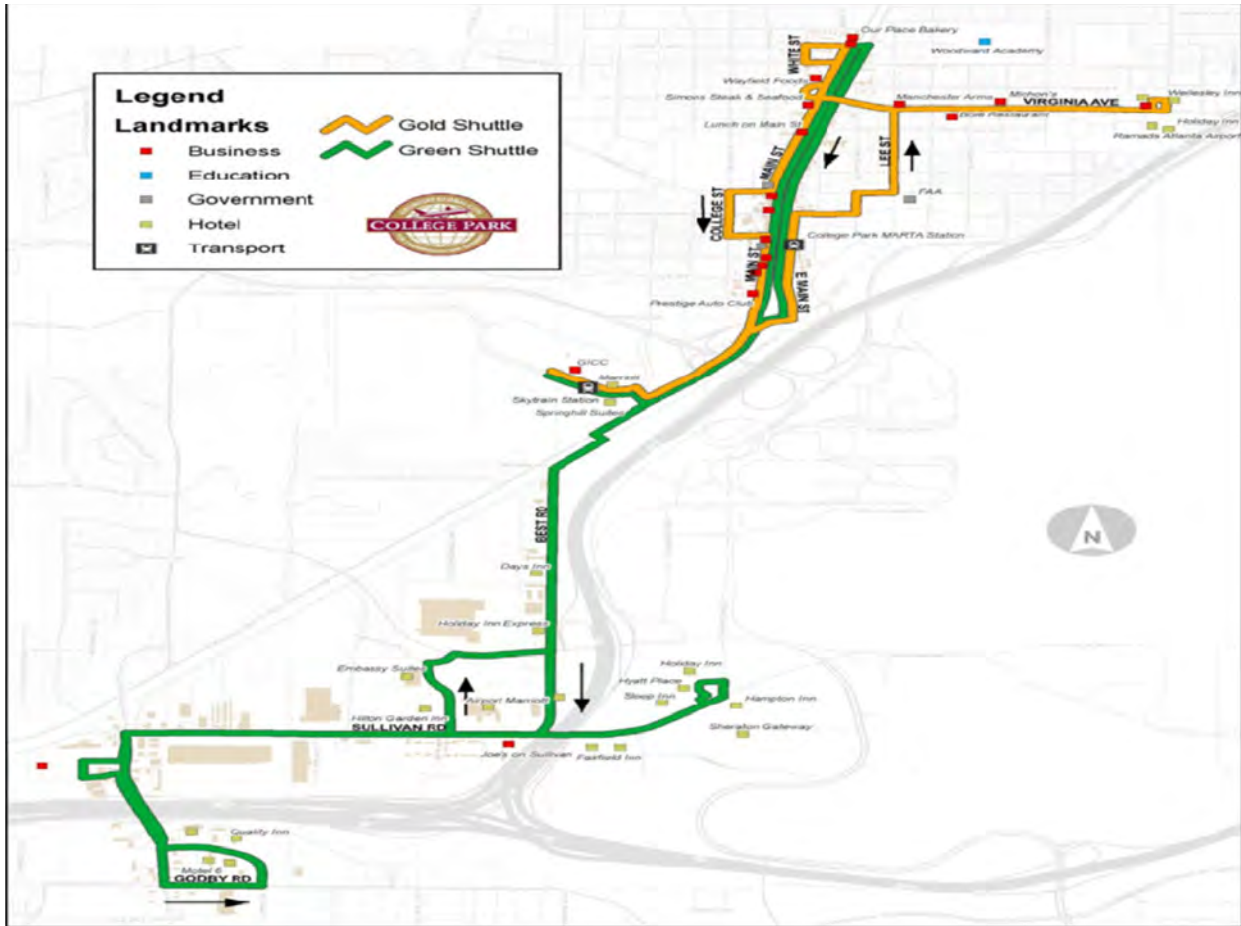
As part of a new rail line connection Hartsfield-Jackson Atlanta International Airport to its new airport Rental Car Center, passengers can exit at its first station located at the Georgia International Convention Center. This new station is located within the City of College Park and is connected to the study area via the GoBus program.



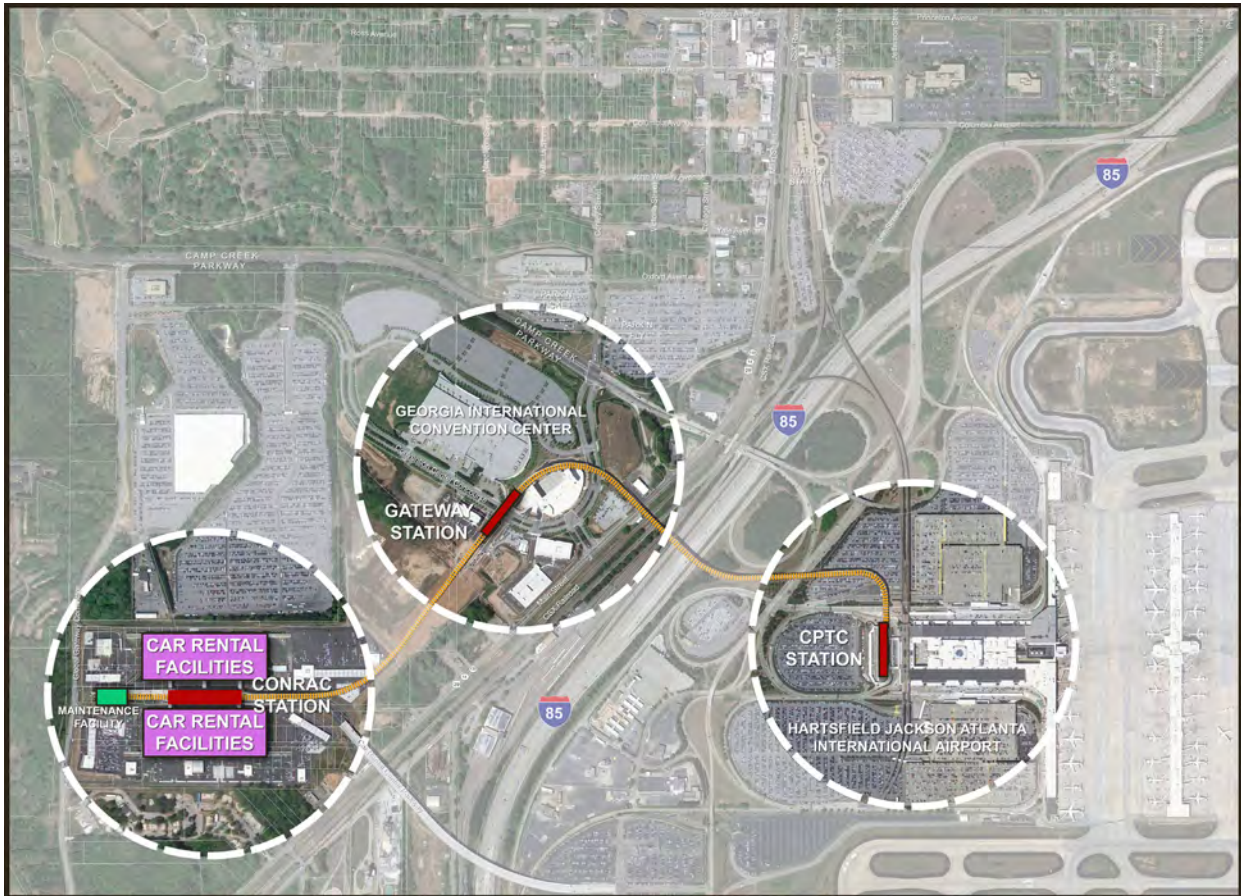
Sky Train Gateway Station at the GICC.



MARTA Bus and Rail Map.



College Park GoBus Program Map.



Sky Train Station Map.

3.15. Parking at the Station

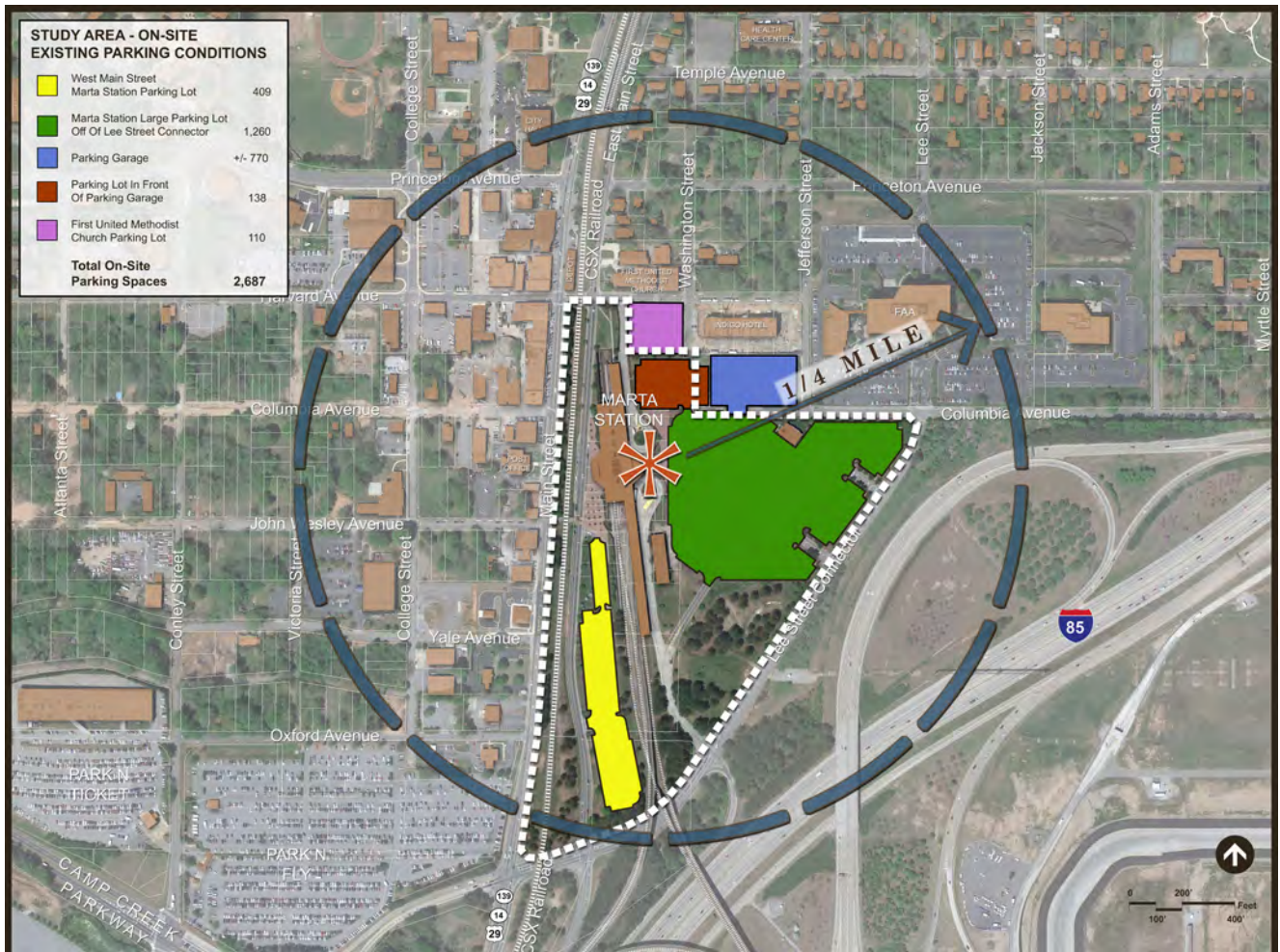
The College Park Station currently has +/- 2687 spaces on site. This total is divided between five lots.

- A MARTA surface lot south and west of the existing station containing +/-409 spaces
- A MARTA surface lot directly east of the existing station containing +/-1280 spaces
- A structured parking lot north and east of the existing station containing +/-770 spaces
- A surface lot directly north of the MARTA station and west of the parking garage containing +/-138 spaces
- A surface lot for the First United Methodist Church on the north end of the MARTA property containing +/-110 spaces

In 2011 the City of College park completed a study of parking with the downtown business core. The parking areas within this study pre-dominantly lie with the TOD study area. Current parking conditions consist of +/- 414 spaces of which 209 were on street parking and 205 were contained within four off street lots. The study indicated that with current demands and a built in supply factor, there is a 103 space surplus in parking through 2020.



Off Site Parking Map.



On Site Parking Map.

Table 1: Current Parking Conditions

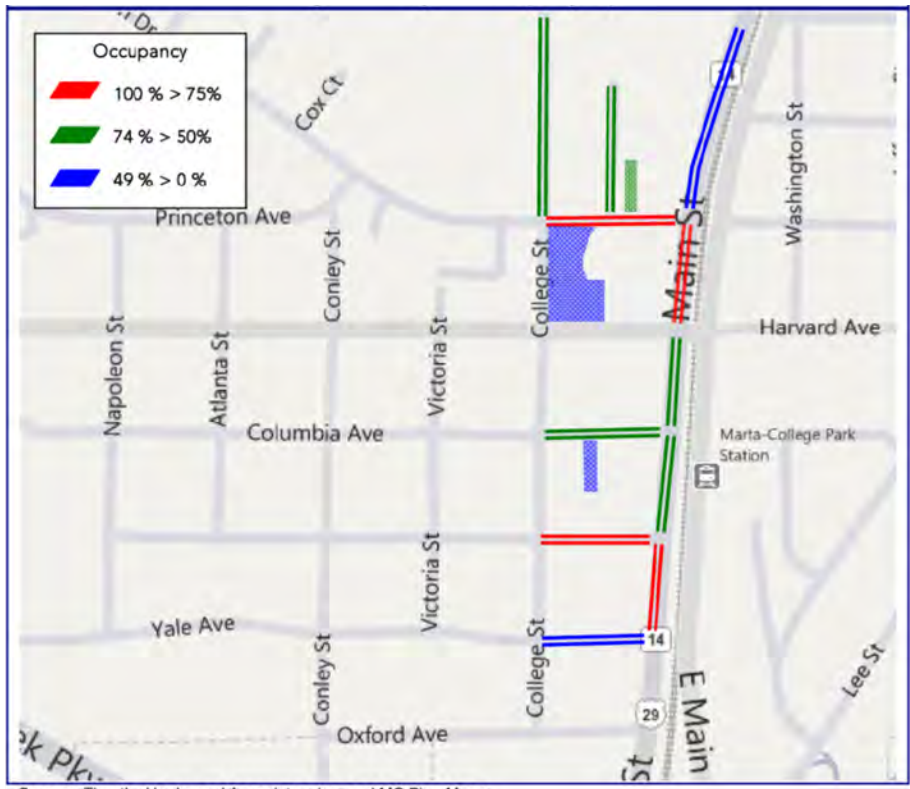
On-Street	Supply	Demand	Occupancy
Main Street	113	56	50%
Princeton Avenue	17	13	76%
College Street	54	37	69%
Harvard Avenue	0	0	-
Columbia Avenue	7	5	71%
John Wesley Avenue	11	10	91%
Yale Avenue	7	0	0%
Sub-Total On-Street	209	121	58%
Off-Street	Supply	Demand	Occupancy
Public Safety Lot	120	31	26%
City Hall Visitor Lot	23	15	65%
Auditorium Way Parking	32	17	53%
Columbia Lot	30	7	23%
Sub-Total Off-Street	205	70	34%
Total	414	191	46%

Source: Timothy Haahs and Associates, Inc. 2010

Table 3: Future Parking Conditions

2010 Parking Supply	414
Effective Supply Factor	85% cushion
2010 Effective Parking Supply	352
2010 Parking Demand	191
2010 Parking Adequacy	161
2015 Parking Demand Growth (Bidg. Occ.)	19
2015 Parking Demand Growth (Population)	10
2015 Total Estimated Parking Demand	220
2015 Parking Adequacy	132
2020 Parking Demand Growth (Bidg. Occ.)	38
2020 Parking Demand Growth (Population)	20
2020 Total Estimated Parking Demand	249
2020 Parking Adequacy	103

Source: Timothy Haahs and Associates, Inc. 2010

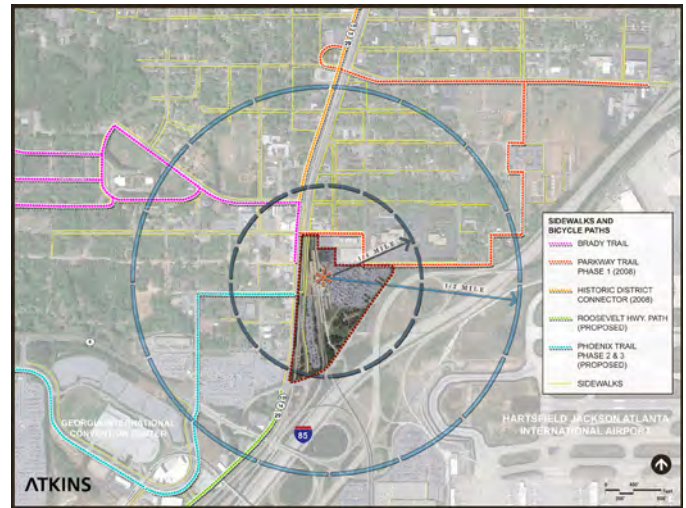


Source: Timothy Haahs and Associates, Inc. and MS Bing Maps

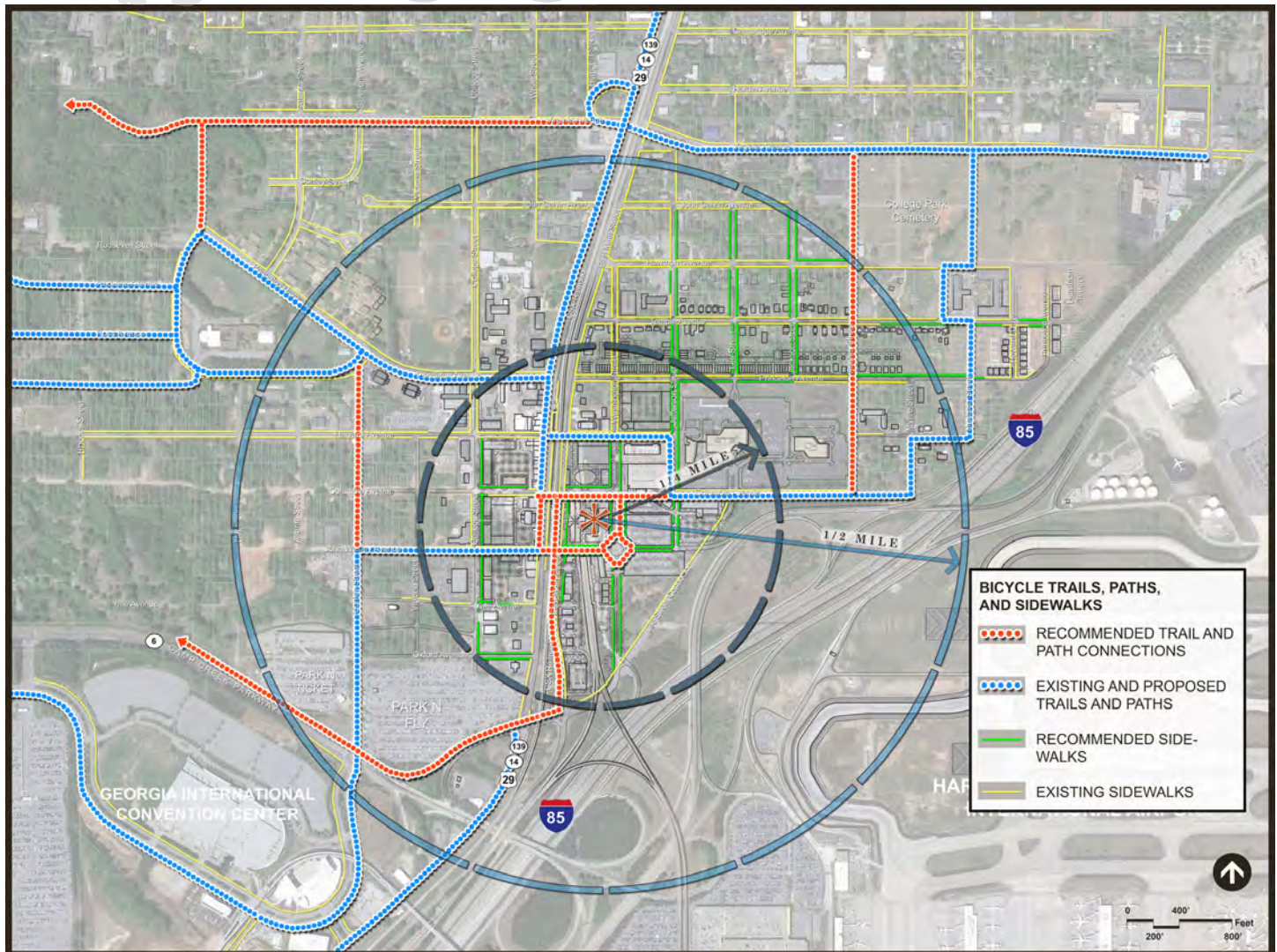
Off Site Parking Occupancy Map.

3.16. Pedestrian and Bicycle Circulation

The current state of connectivity from the surrounding neighborhood into the College Park Station for pedestrians and bicycles is not safe. There are accessibility issues with routes within the study area. The existing sidewalk grid is incomplete and in some areas in poor repair. Broken sidewalks, gaps in the sidewalks, and buckled pavement are common on many streets. There are currently five multi-use trails in place or planned for. The current pedestrian and bicycle circulation system is inadequate and the experience does not encourage non-vehicular transit to the station.



Existing Bicycle Trails and Sidewalk Map.



Existing and Recommended Bicycle Trails and Sidewalk Map.

4.1 Phase Two - The Design Process

4.11. The Design Charrette

Phase two marked the beginning of the design phase. An open public charrette was led by the Atkins design team. The charrette was attended by members of the steering committee, as well as residents and local business owners. The group was divided into three teams and each provided their collective expertise and experiences to create unique concepts. At the conclusion of the charrette, each team presented their design and pros and cons of the plans were discussed by the group. The Atkins team took the charrette designs and input and prepared formal master plans of each option. Rendered conceptual master plans, development summaries, and three dimensional massing models were prepared for each. From these options, a draft preferred plan was also prepared and all options were presented back to the charrette participants. Additional input was received from the stakeholders and incorporated into the preferred plan. Subsequent meetings were held with both MARTA and city staff to present the preferred design and receive comment. The Atkins team prepared a final preferred plan for presentation to the group which incorporated the input from all meetings.



Design Charrette Group Presentations.

4.12. Concept One

Concept one contains 5 two-five story mixed use buildings with two containing their own internal parking decks. Two stand alone retail structures and two office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. One main stand alone parking structures is located just east of the MARTA station and will handle MARTA short and long term parking as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 448 residential units and 150 hotel rooms are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential at lower density rates are shown on the north side of Princeton Avenue.

The numbers:

- 193,200 s.f. Retail/Commercial
- 268,000 s.f. Office
- 448 Residential Units
- 150 Hotel Rooms
- 2,506 Structured Parking Spaces
- +/- 4,000 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- Development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option One Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option One Conceptual Master Plan.

4.13. Concept Two

Concept two contains 12 two-five story mixed use buildings with one containing its own internal parking deck. Three stand alone retail structures and three office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. Two main stand alone parking structures are located just east of the MARTA station on both sides of the proposed exit ramp and will handle MARTA short and long term parking as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station surrounded by retail. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 466 residential units are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential are contained within three multi-family buildings and at lower density rates on the north side of Princeton Avenue.

The numbers:

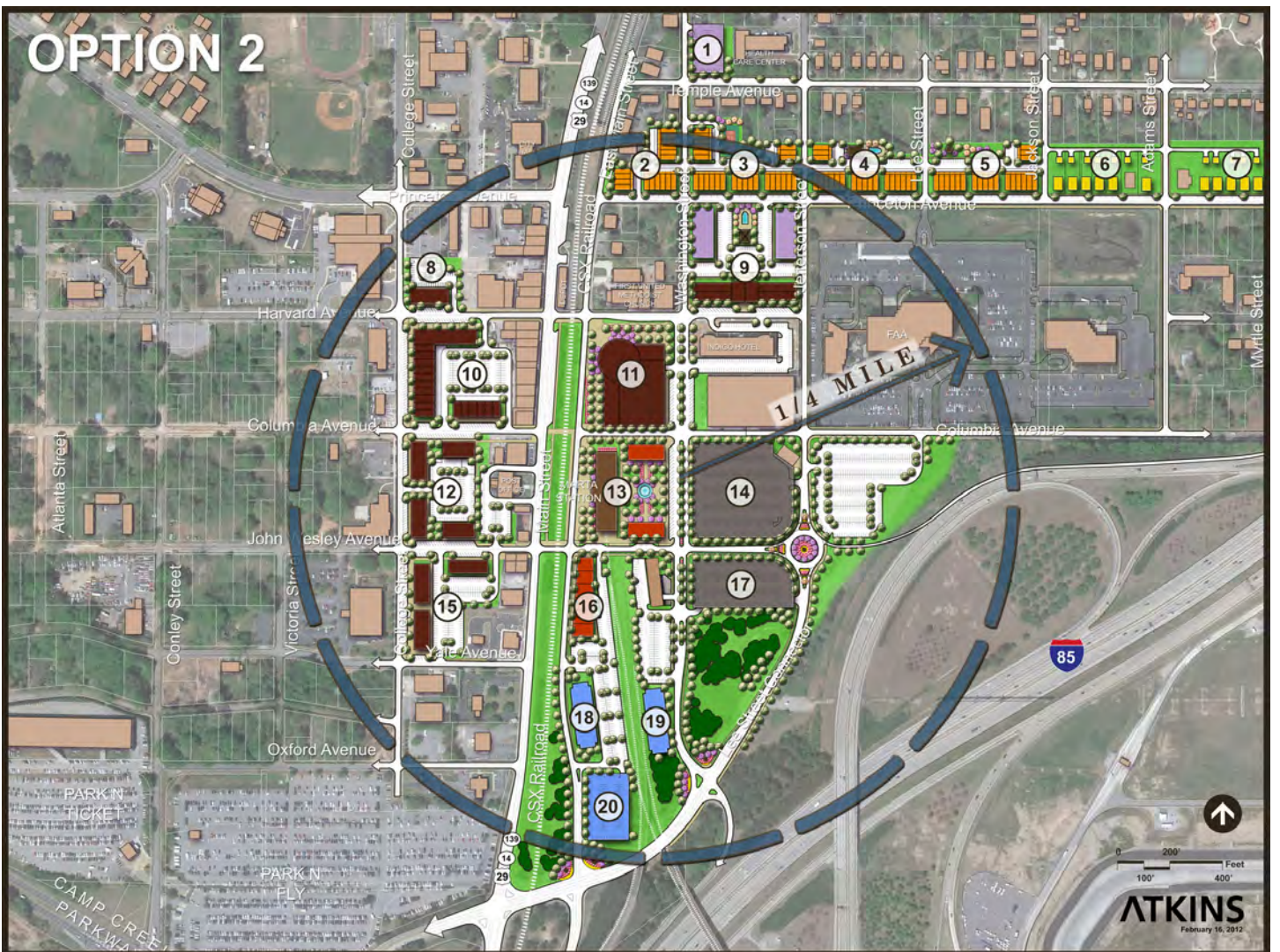
- 149,300 s.f. Retail/Commercial
- 241,450 s.f. Office
- 466 Residential Units
- 2,036 Structured Parking Spaces
- +/- 4,000 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- A larger development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option Two Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option Two Conceptual Master Plan.

4.14. Concept Three

Concept three contains 12 two-five story mixed use buildings with three containing their own internal parking decks. Six stand alone retail structures and three office buildings are also shown. These buildings are primarily ones story due to height restrictions associated with Hartsfield Jackson Atlanta International Airport. This option contains a 150 room hotel adjacent to a proposed exit ramp at the east end of the existing MARTA site from south bound I-85. One main stand alone parking structure is located just east of the MARTA station adjacent to the proposed exit ramp and will handle MARTA short and long term parking as well as associated bus pick up and drop off. There is also a large surface lot directly south of the proposed structure. The centerpiece of the development is a dynamic community park space aligned with Columbia Avenue with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development fostering a greater sense of "place." There is also a smaller transit plaza east of the MARTA station surrounded by retail. These areas provide ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 396 residential units are indicated. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential units are contained within four multi-family buildings, three townhome structures, and lower density residential areas on the north side of Princeton Avenue.

The numbers:

- 216,750 s.f. Retail/Commercial
- 300,600 s.f. Office
- 396 Residential Units
- 2,357 Structured Parking Spaces
- +/- 4,100 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- A larger development on the west side of Main Street would provide linkage to the TOD core area. The mixed use facility includes commercial retail uses on the ground level and residential or office on the upper levels.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD.
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue and through a tunnel from Main Street under the CSX line to the proposed station.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Design Charrette Option Three Perspective Massing Model Sketch Looking Northeast.



Design Charrette Option Three Conceptual Master Plan.

4.15. Preferred Concept

The preferred concept contains 11, two to five story mixed-use buildings with three containing their own internal parking decks. Eight stand-alone retail structures and two office buildings are also shown. These buildings are primarily one story due to height restrictions associated with Hartsfield-Jackson Atlanta International Airport. A 150- room hotel is located on the proposed I-85 exit ramp at the east end of the existing MARTA site. Two stand-alone parking structures are just east of the MARTA station and will handle MARTA short- and long-term parking, as well as associated bus pick up and drop off. The centerpiece of the development is a dynamic community commons space with mixed use and retail directly adjacent to and north of a revitalized MARTA station. This will act as the heart of the development, fostering a greater sense of "place." The Central Park and Commons contains a smaller transit plaza east of the MARTA station. A fountain acts as a focal point to guide riders from the MARTA bus drop off area through a covered access to the station. The Central Park and Commons area provides ample opportunity for outdoor dining and gathering spaces for festivals and fairs. The majority of the residential density occurs in three blocks of the development. A total of 573 residential units are indicated on the preferred plan. These units are located just west of Main Street between Harvard and Columbia Avenue, on the northern edge of the MARTA site, and north of Harvard Avenue between Washington and Jefferson Street. Additional residential at lower density rates are shown on the north side of Princeton Avenue.

The numbers:

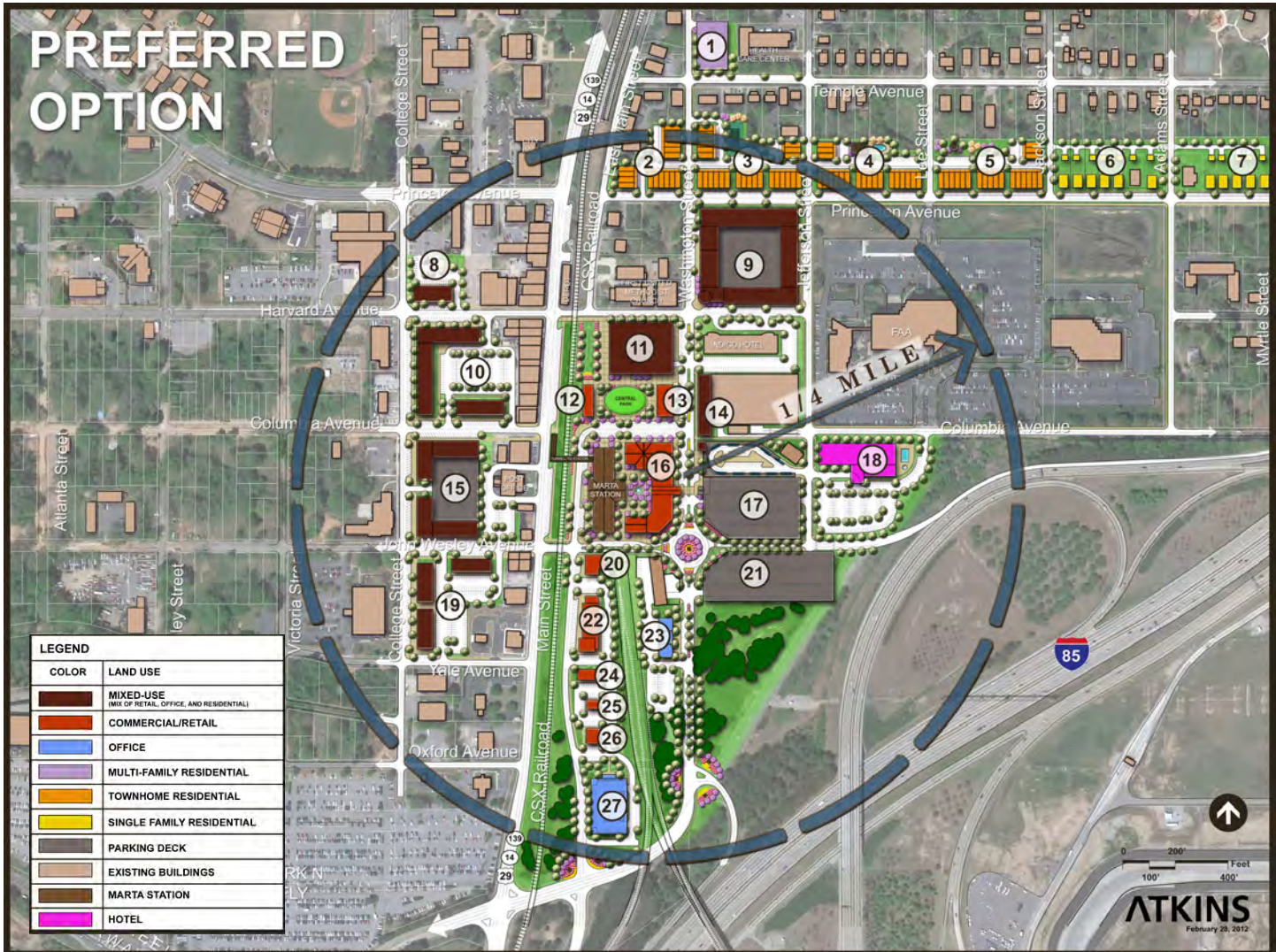
- 221,550 s.f. Retail/Commercial
- 134,700 s.f. Office
- 573 Residential Units
- 150 Room Hotel
- 3,461 Structured Parking Spaces
- +/- 4,875 Total Parking Spaces

Key elements of the preferred TOD master plan include:

- Mixed-use developments on the blocks in the core of the site would include commercial uses and restaurants on the ground level and high-density residential uses on the upper levels.
- Emphasis is placed on maximizing residential uses in close proximity to the station in order to create a viable and vibrant 24-hour community.
- Development on the west side of Main Street would provide linkage to the TOD core area. The mixed-use facility includes commercial retail uses on the ground level and residential or office on the upper levels. A parking deck, to provide overflow parking for the TOD development and on street parking convenient to the proposed mixed use, is also included.
- In-fill development is provided south of the station area, which would replace the large surface parking lots with higher value commercial office uses.
- A central plaza/public open space, in the middle of the core, will serve as a focal feature for the TOD.
- In-fill residential development, north of Princeton Avenue, would act as a transition zone to step down density and scale as the development reaches the existing residential neighborhood.
- Pedestrian linkage between the existing downtown and the proposed TOD core is provided at John Wesley Avenue, Columbia Avenue, and Harvard Avenue.
- Improved bicycle access is a key element in the success of the TOD. Connections to built and planned bike routes have been studied and are incorporated in the final design.
- A proposed vehicular crossing is shown at John Wesley Avenue to return a portion of the historic grid to the fabric of Main Street.



Perspective Massing Model Sketch Looking Northeast.



Preferred Option Conceptual Master Plan.



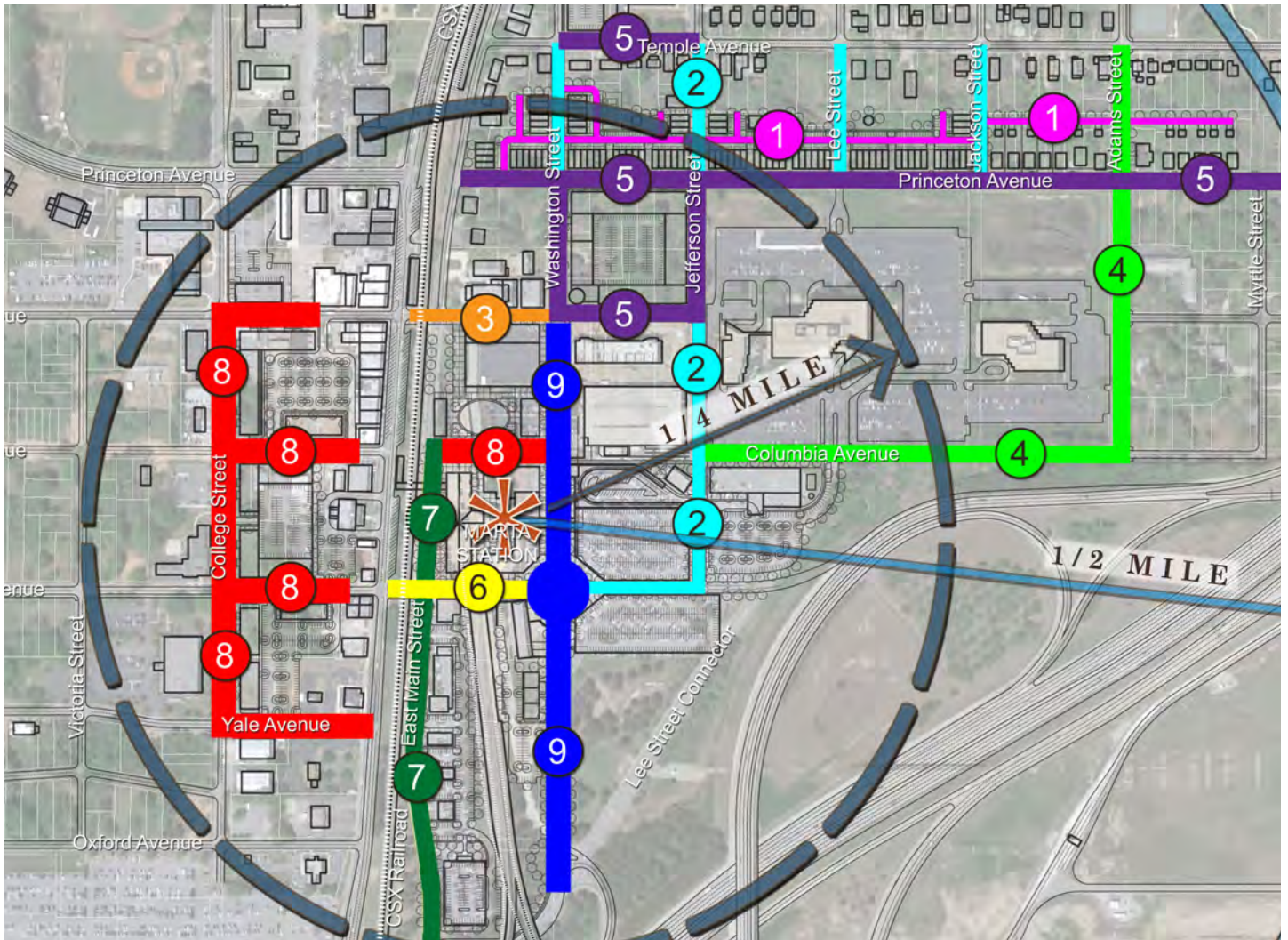
Perspective Massing Model Sketch Looking North.



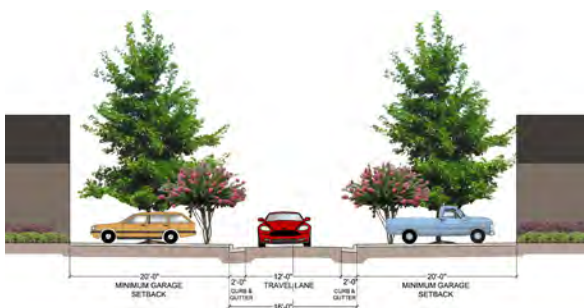
Perspective Massing Model Sketch Looking West.



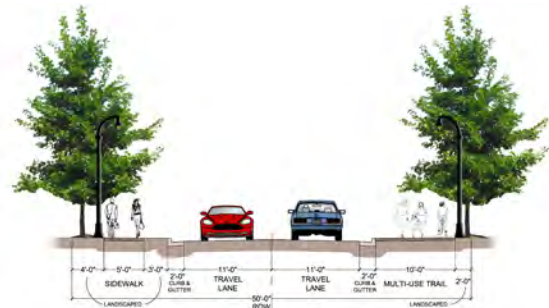
Perspective Massing Model Sketch Looking East.



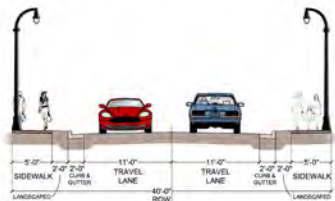
Road Network Plan.



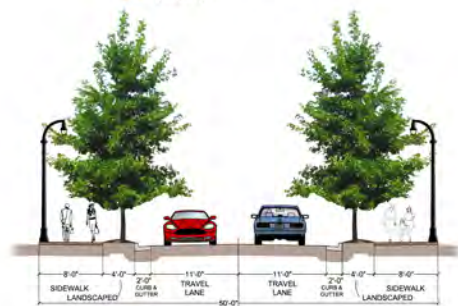
1 PROPOSED STREET SECTION 1 (16' ROW - ALLEY)



3 PROPOSED STREET SECTION 3 (50' ROW)



2 PROPOSED STREET SECTION 2 (40' ROW)

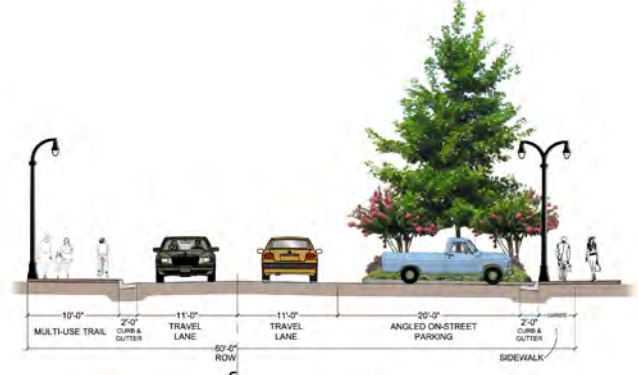


4 PROPOSED STREET SECTION 4 (50' ROW WITH MULTI-USE TRAIL)

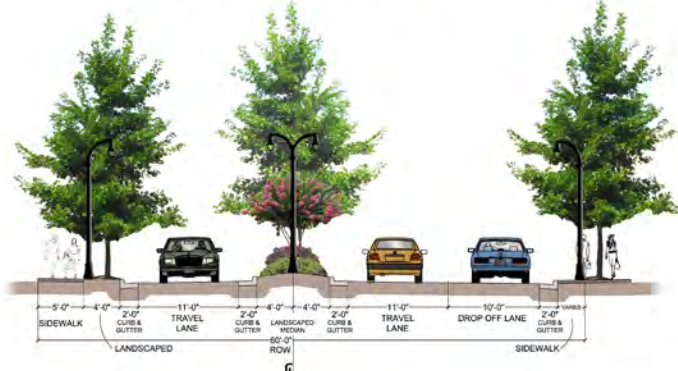
Proposed Typical Street Sections.



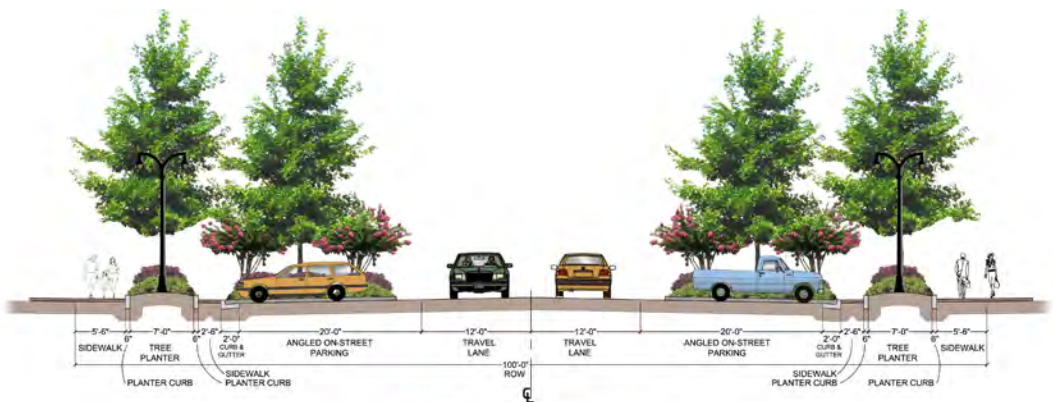
5 PROPOSED STREET SECTION 5
(60' ROW WITH PARALLEL PARKING)



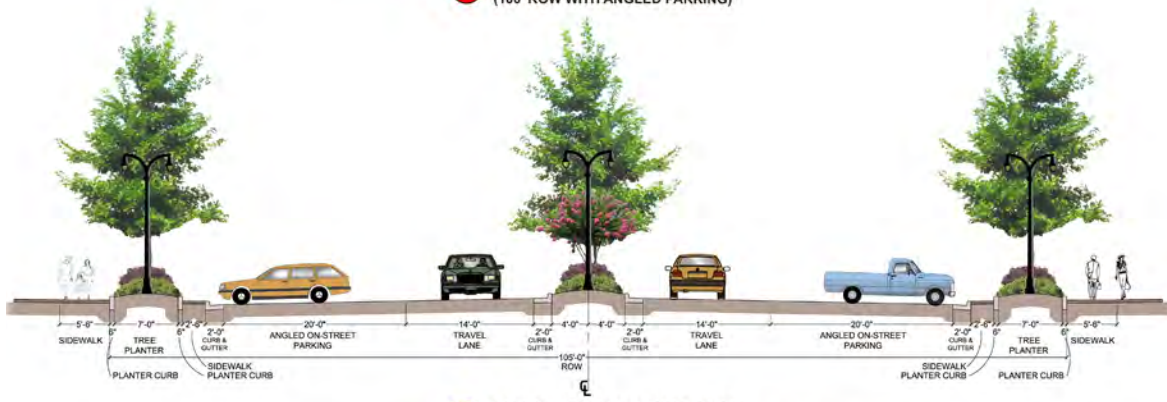
7 PROPOSED STREET SECTION 7
(60' ROW WITH ANGLED PARKING AND MULTI-USE TRAIL)



6 PROPOSED STREET SECTION 6
(60' ROW WITH LANDSCAPE MEDIAN)



8 PROPOSED STREET SECTION 8
(100' ROW WITH ANGLED PARKING)



9 PROPOSED STREET SECTION 9
(105' ROW WITH ANGLED PARKING AND LANDSCAPE MEDIAN)

Proposed Typical Street Sections.

5.1 Phase Three - Implementation Plan

5.11. Phasing

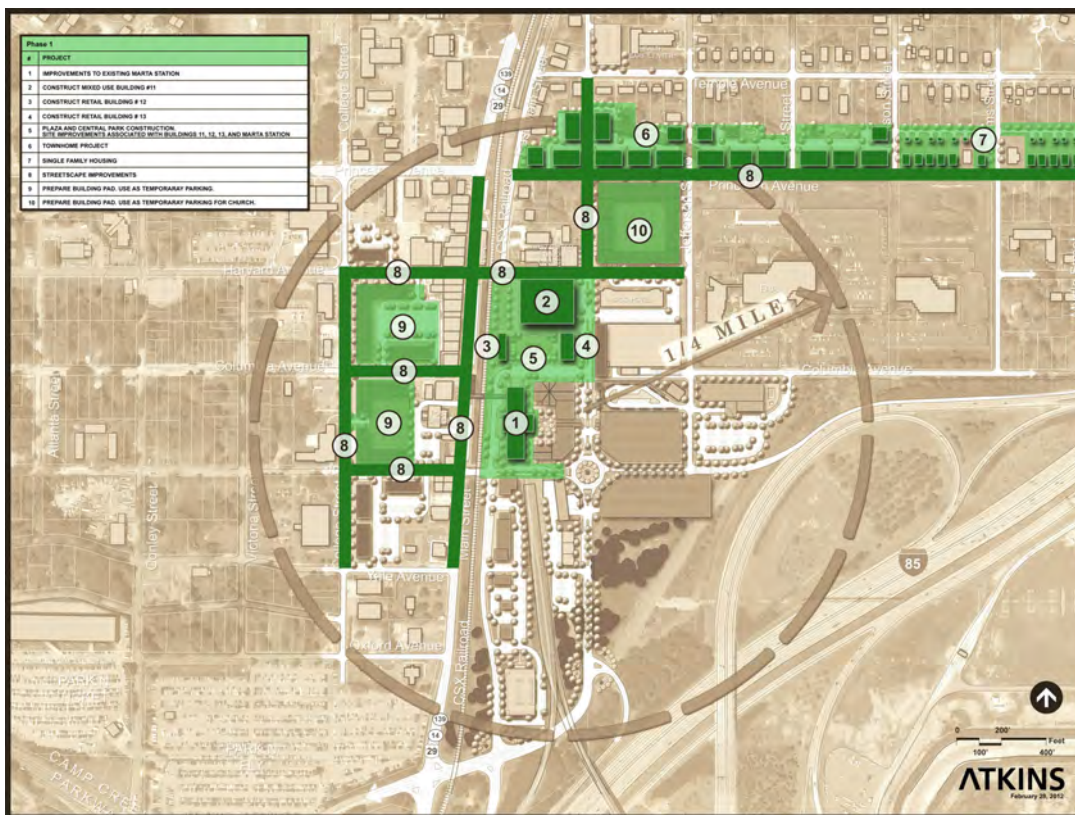
The study is only the first step in developing a TOD development at the College Park MARTA station. A successful development will only occur if the city and major stakeholders work cooperatively in pursuing development opportunities at the station. Due to the large scale of the overall TOD project, it is recommended that the project be completed in three phases over a 20-year period.

Phase 1, from 2012-2017, shown in green on the following graphic, includes improvements on parcels that can be developed to increase residential units within the TOD project limits. These sites are generally undeveloped or contain parking that can be replaced in close proximity to the original use. Buildings noted with a 2, 3, 4, and the open space in area 5 are meant to be developed early in the phase to complement improvements to the existing MARTA station, while providing a dynamic, vibrant, pedestrian-friendly urban core to the planned TOD. Streetscape improvements leading to and alongside this new core will add to this pedes-

trian friendly urban fabric. These recommended improvements include:

- A continuation of improvements along Main Street from Princeton Avenue to Yale Avenue
- Princeton Avenue from Main Street to Madison Street
- Harvard Avenue from College Street to Jefferson Street
- Columbia Avenue from College Street to Main Street
- John Wesley Avenue from College Street to Main Street
- Washington Street from Temple Avenue to Harvard Avenue
- College Street from Harvard Avenue to Yale Avenue

Blocks designated with a 9 or a 10 are meant to be available for temporary parking as future phases of the development on the MARTA site disturb existing parking areas. Phase 1, as indicated, would provide 198 new residential units, 30,000 square feet of retail space, 4,800 square feet of office space, and improvements to the existing MARTA station.

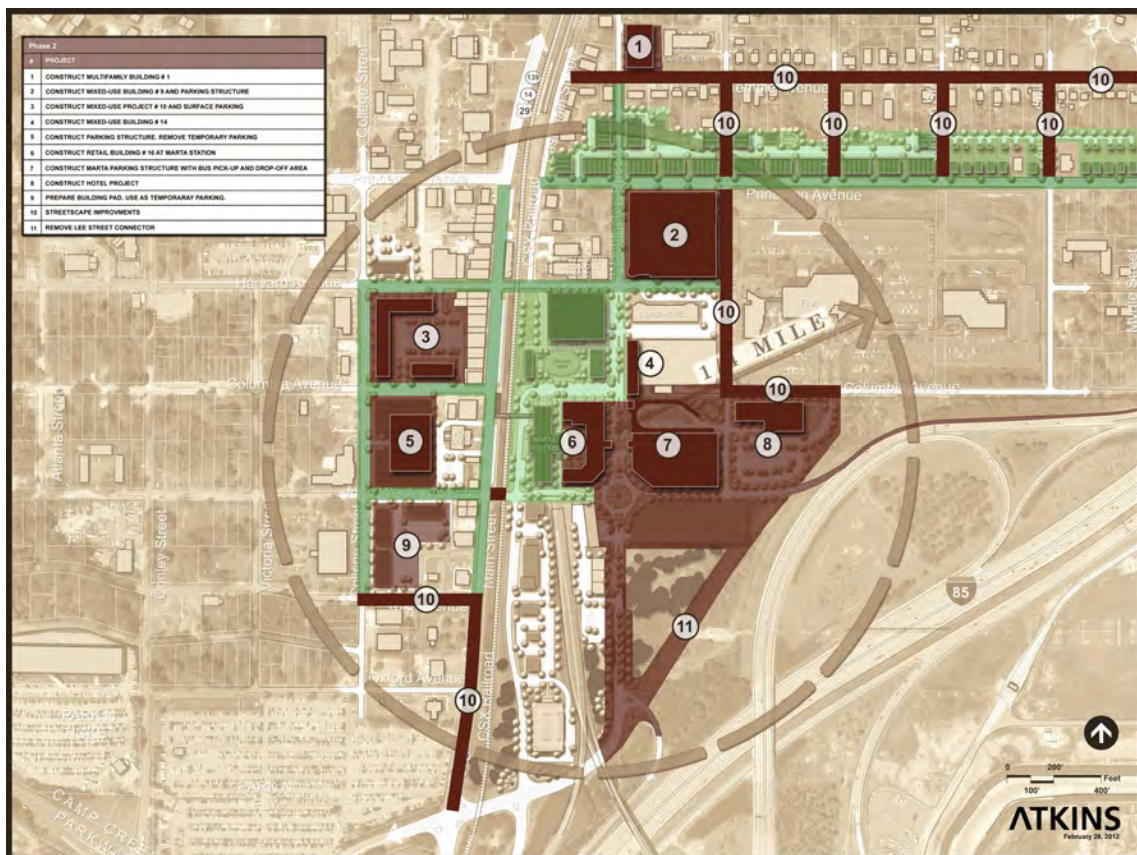


Phase One Implementation/Phasing Plan.

Phase 2, from 2017-2022, shown in burgundy on the following graphic, includes additional improvements on parcels near and surrounding the core that focus on increasing residential units within the TOD project limits. These sites are generally on undeveloped parcels or parcels used for temporary parking during Phase 1. The buildings noted with a 2, 3, and 4 are meant to be developed early in this phase to provide the greatest density of residential units near the station area. The building noted with a 6 is a continuation of the retail at the heart of the development. Included in this phase of work are four major vehicular improvements to help energize the development and allow for increased access to the MARTA station. The first vehicular improvement is the addition of an exit ramp from I-85 into the center of the development aligning with John Wesley Avenue. The second is an at-grade crossing from the MARTA site to West Main Street at John Wesley Avenue. The third is the removal of a portion of the Lee Street Connector between the I-85 south ramp and Columbia Avenue.

The final improvement is the extension of Washington Street through the development to the south side of the project. Additional streetscape improvements connecting to the Phase 1 streetscapes are also recommended. These recommended improvements include:

- A continuation of improvements along Main Street from Yale Avenue to the Lee Street Connector
- Jefferson Street from Temple Avenue to Columbia Avenue
- Temple Avenue from Main Street to Madison Street
- Yale Avenue from College Street to Main Street
- Columbia Avenue from Jefferson Street to the Lee Street Connector
- Lee, Jackson, and Adams Street from Temple Avenue to Princeton Avenue



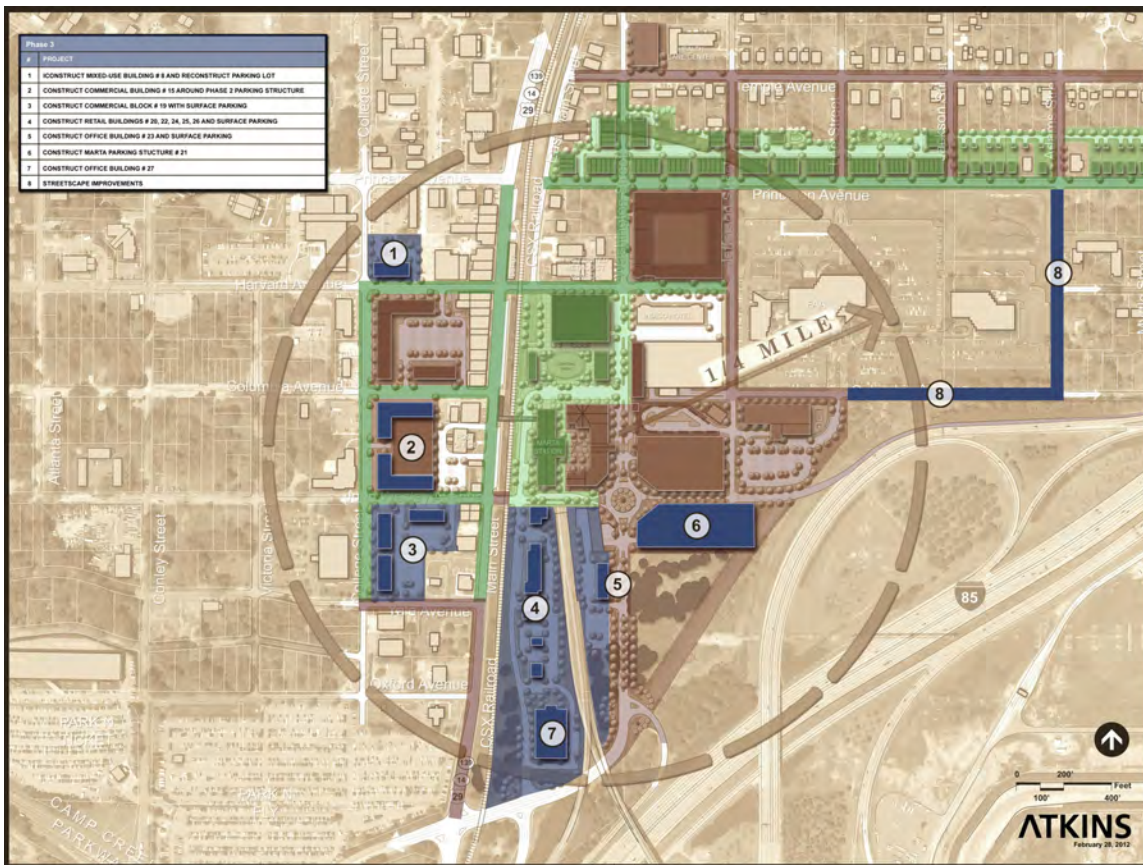
Phase Two Implementation/Phasing Plan.

The building noted as 8 is a proposed hotel located to take advantage of the new I-85 off ramp. A new MARTA parking deck and bus pick-up and drop-off facility, indicated with a 7, is shown as part of this phase. The block designated with a 9 is meant to be available for temporary parking and a new structured parking facility noted with a 5 for permanent parking as future phases of the development on the MARTA site disturb existing parking areas. Phase 2, as indicated, would provide 375 new residential units, 150 hotel rooms, 91,300 square feet of retail space, and 20,900 square feet of office space.

Phase 3, from 2022-2031, shown in blue on the following graphic, includes additional improvements on parcels near and surrounding the core that focus on retail and office within the TOD project limits. These sites are generally on undeveloped parcels or parcels used for temporary parking during Phase 2 and existing MARTA parking. Additional streetscape improvements connecting to the Phase 1 and 2 streetscapes are planned. These recommended improvements include:

- Columbia Avenue from the Lee Street Connector to Adams Street
- Adams Street from Princeton Avenue to Columbia Avenue

A new MARTA structured parking facility, noted with a 6, is planned to offset parking displaced by retail and office developments noted as 3, 4, and 7. Phase 3, as indicated, would provide 100,250 square feet of retail space and 109,000 square feet of office space.

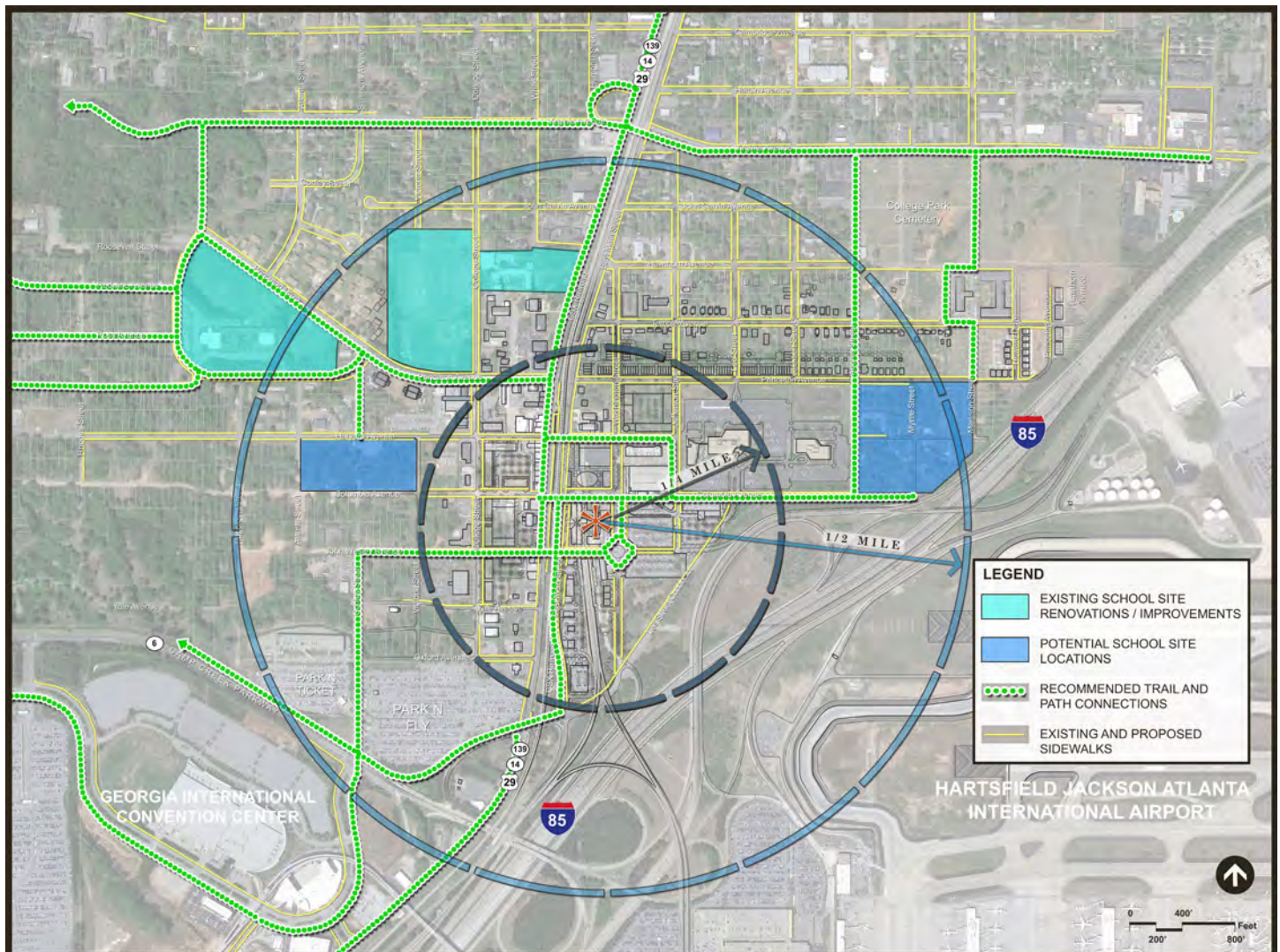


Phase Three Implementation/Phasing Plan.

5.12. Education

The City of College Park has a rich heritage founded on education. The importance of a school in a community cannot be overestimated. People view their school as a central hub, the heart and soul of a neighborhood. The sustainability of a community is inherently connected to the school environment. It is one of the important determining factors for people moving to a community and is considered an essential component of any society. As part of the overall master plan, Atkins identified potential school site locations adjacent to the TOD development. We feel that locating a future school facility near these locations will allow for the increased growth within the school district and allow the school to be walkable for not only the TOD development but also future residential development outlined in the overall LCI studies.

Resident population and public school enrollment impacts of the proposed development are estimated to be between 350 to 400 students. This number is based on reasonable estimates of average household sizes for the various housing products which are proposed for the site using US Census information. According to the U.S. Census Bureau's American Community Survey, approximately 34% of the City's total household population consists of children under age 18. Of those children, nearly 79% are of school age and enrolled in school.



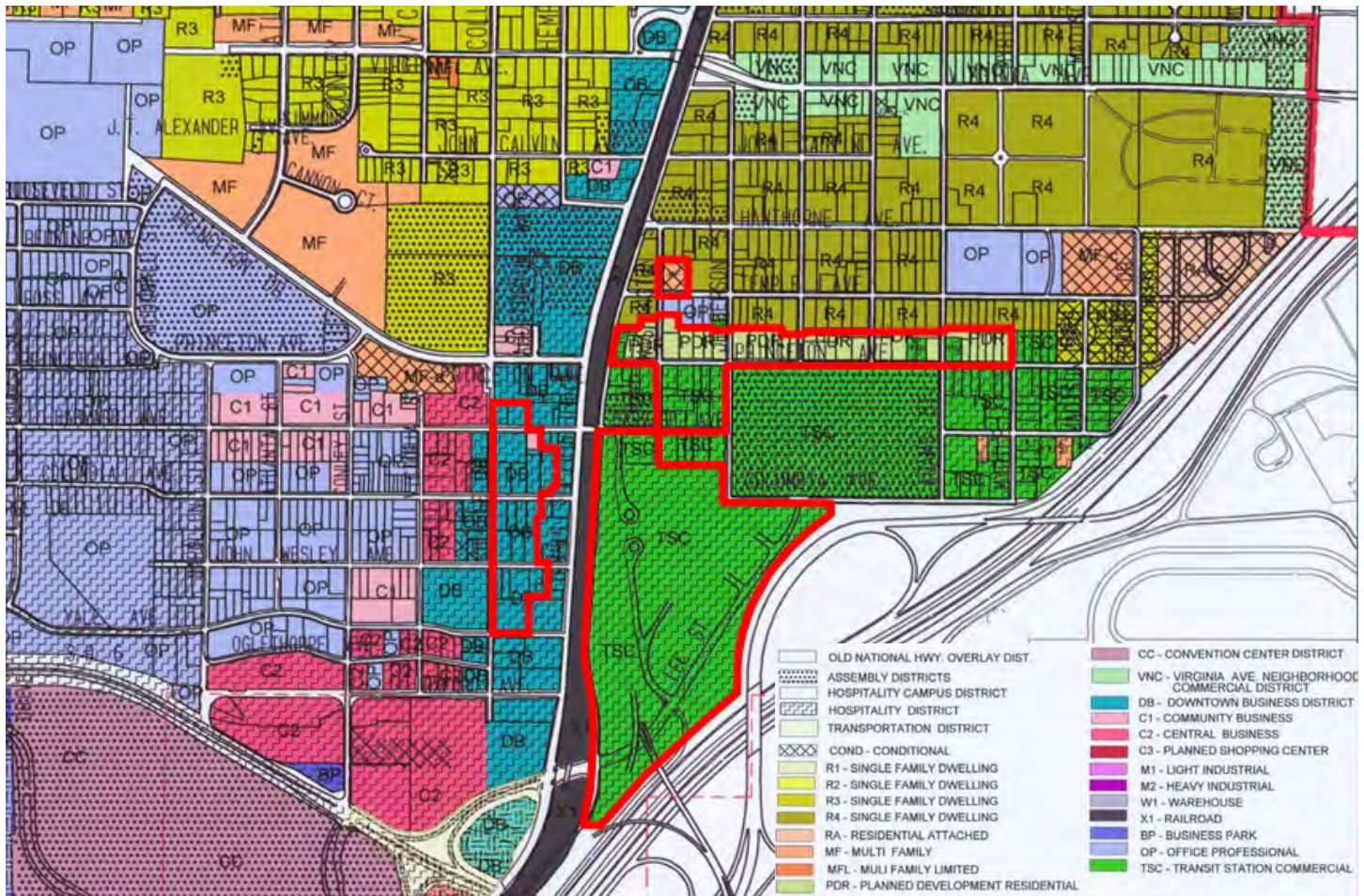
Potential School Site Locations / Existing Site Renovations / Improvements with Recommended and Existing Trails, Paths, and Sidewalks.

5.13. Zoning

According to the City of College Park Zoning Map, there are five zoning districts that the proposed TOD development is located within. These districts are Transit Station Commercial (TSC), Downtown Business District (DB), Planned Development Residential (PDR) Multi Family (MF), and Community Business (C1). Portions also lie within two overlay districts. These are the Hospitality District and the Downtown Development Guideline District. In general, the zoning principles that are already in place within these districts support the proposed uses within the preferred master plan with a few exceptions. Residential density does not appear to be high enough in select areas to support a vibrant TOD. Provisions should be put in place to allow for densities greater than what a FAR (3) would allow. Likewise, height restrictions close to the core of the TOD should be relaxed to allow for greater height in select locations. Parking requirements should be viewed in relationship to the overall development and not on a block by block basis.

One of the advantages to a TOD development is that it requires less parking than similar developments in non-transit locations. Parking can also be shared, taking advantage of multi-purpose trips to reduce further the actual number of spaces provided. A reduction in the parking requirements within the TOD development would not only reduce the environmental impacts, but also reduce costs for potential developments. Finally, we would suggest that the city consider developing a single district for the TOD development that would encompass its principles and streamline the standards that a potential developer would need to adhere to. Development standards within this district should be focused on four key factors.

1. Promoting active walkable streets.
2. Providing the scale and density needed to create a vibrant TOD.
3. Integrating transit with the adjacent development.
4. Preserving the historic character, feel, and fabric of the existing downtown.



City of College Park Zoning Map.

6.1 Existing and Future Market Conditions

6.11. Introduction

Real Estate Research Consultants, Inc. (RERC) was retained as a subconsultant to Atkins to analyze the market and economic context specific to the City's effort in devising a strategy to catalyze economic development based around the College Park MARTA station.

Because of its accessibility and location, the city continues to serve as a gateway to the Atlanta region. Hartsfield-Jackson Atlanta International Airport is the world's busiest passenger airport and a major economic engine for the state. The Georgia International Convention Center (GICC), a 400,000 SF facility, is Georgia's second largest convention center. As part of the redevelopment plans associated with the GICC, two new hotels - a 403-room Marriott Headquarters hotel and a 147-room SpringHill Suites - were opened in 2010 and 2009, respectively. The GICC has also sparked office development as Gateway Center I was completed in 2009, comprising nearly 130,000 SF of office space. The city is also home to a number of large employers such as Delta Airlines, Federal Aviation Administration, Chick-fil-A, Sysco Foods, AirTran, and Coca-Cola Bottling Company, to name a few.

The following analysis, which builds upon prior planning initiatives completed for the city, focuses on the potential demand for retail, office, hotel, and residential product immediately surrounding the MARTA station located in downtown College Park. The analysis focuses on testing the supportability of the development plan designed by Atkins, which was finalized after several rounds of public input from city staff and key stakeholders in the community. Given recent economic and development trends in the city, and near the MARTA station, it is expected there will be little to no growth without any significant public investment or redevelopment initiatives aimed at promoting transit oriented development (TOD).

6.12. Market and Economic Context

As the basis for evaluating the opportunity to initiate redevelopment in downtown College Park, the population, household, and economic trends for the city and targeted areas near the station were evaluated and compared to the greater Atlanta metro area. The economic profile herein focuses on those variables that drive demand for retail, restaurants, office, and residential, and how the level of demand present in the market compares to existing supply.

There are three principal generators for retail and service expenditures in the College Park downtown area. These include residents, workers, and visitors/tourists. The analysis estimates the demand from each of these groups and in total over the next 25 years, the assumed build-out period for the development program designed.

Recent data from a number of industry sources provide context for the assumptions used in the accompanying analysis. This information should not be construed as an affirmation of the market in which potential development projects might perform, but it does provide some perspective on the underlying economic influences associated with the area's real estate sales and leasing activity.

Population

The Atlanta Metropolitan Statistical Area (MSA) spans up to 28 counties and is the most populous metro area in Georgia. Despite the state of the economy, population continues to increase in the Atlanta MSA, as well as Fulton and Clayton Counties, providing implicit opportunities for both housing development and commercial activities. The 2010 estimate census counts place the MSA population at approximately 5,268,860 people, up from 4,247,981 people in 2000. Fulton County, the region's most populous county, also experienced growth in the past 10 years, but at a slower rate than the MSA. The county's population increased by a compounded average annual growth rate (CAGR) of 1.21% between 2000 and 2010, which is less than the 2.18% CAGR experienced within the MSA. A portion of the City of College Park resides in Clayton County as well, where popula-

tion has also increased in the previous ten years. Between 2000 and 2010, Clayton County's population increased from 236,517 to 259,424, a CAGR of 0.93%.

Unlike these jurisdictions, the City of College Park experienced a sharp decline in population between 2000 and 2010. The approximate 31% decline in population between these years is mostly attributed to the expansion of Hartsfield-Jackson Atlanta International Airport, which led to the demolition of many residential neighborhoods in the city. The removal of these neighborhoods led to a decline in population from 20,382 in 2000 to 13,942 in 2010, a CAGR of -3.73%.

Given the local and regional trends, the population in Fulton and Clayton Counties is likely to continue increasing at a modest pace over the next five years. Population in the city is expected to continue decreasing, but at a more moderate pace of -1.48% CAGR over the next five years. Table 1 illustrates population trends from the census, as well as estimated for 2012 and projected for 2017.

Table 1: Population Trends and Projections, 2000-2017

	College Park	Fulton County	Clayton County	Atlanta MSA
2000	20,382	816,006	236,517	4,247,981
2010	13,942	920,581	259,424	5,268,860
2012 ¹	12,411	941,916	262,094	5,425,233
2017 ²	11,522	1,000,623	269,620	5,855,341

¹ Estimate

² Projection

Source: U.S. Census Bureau; Claritas

Table 2 presents the age cohorts of the city's population for the last three census counts. Approximately 34% of the population in 1990 was between the ages of 20 and 35, whereas in 2010, these age groups comprised less than 25% of the total population. Possibly even more telling of the age distribution trends in the last 30 years, about 18% of the 1990 population were over the age of 45. In 2010, about one-third of the population is over the age of 45. While the 2010 median age in the city was only 30.5, these trends suggest an aging population with fewer younger people migrating or staying in the city.

Table 2: Age Distribution, 1990 – 2010

	1990	2000	2010
0-4	9.5%	8.9%	9.7%
5-9	7.7%	9.4%	7.8%
10-14	7.1%	7.8%	7.2%
15-19	7.5%	7.3%	7.2%
20-24	11.2%	11.2%	8.7%
25-34	22.8%	20.3%	16.1%
35-44	15.8%	15.4%	13.9%
45-54	7.0%	10.6%	13.4%
55-64	4.2%	4.3%	9.6%
65-74	4.1%	2.3%	4.1%
75-84	2.4%	1.9%	1.4%
85+	0.6%	0.6%	1.0%

Source: U.S. Census Bureau

Households and Income

The change in households since 2000 generally mirrors the population trends over the same timeframe. Table 3 illustrates household trends since 2000 as well as estimated and projected for 2012 and 2017, respectively. The strong economy, particularly in the housing industry, helped the Atlanta MSA achieve a CAGR of 2.23% between 2000 and 2010. Undoubtedly, the majority of the increases in the number of households occurred between 2000 and 2006.

Table 3: Number of Households, 2000-2017

	College Park	Fulton County	Clayton County	Atlanta MSA
2000	7,810	321,242	82,243	1,554,154
2010	5,595	376,377	90,633	1,937,225
2012 ¹	5,144	387,949	91,437	1,993,304
2017 ²	4,855	416,098	93,760	2,147,154

¹ Estimate

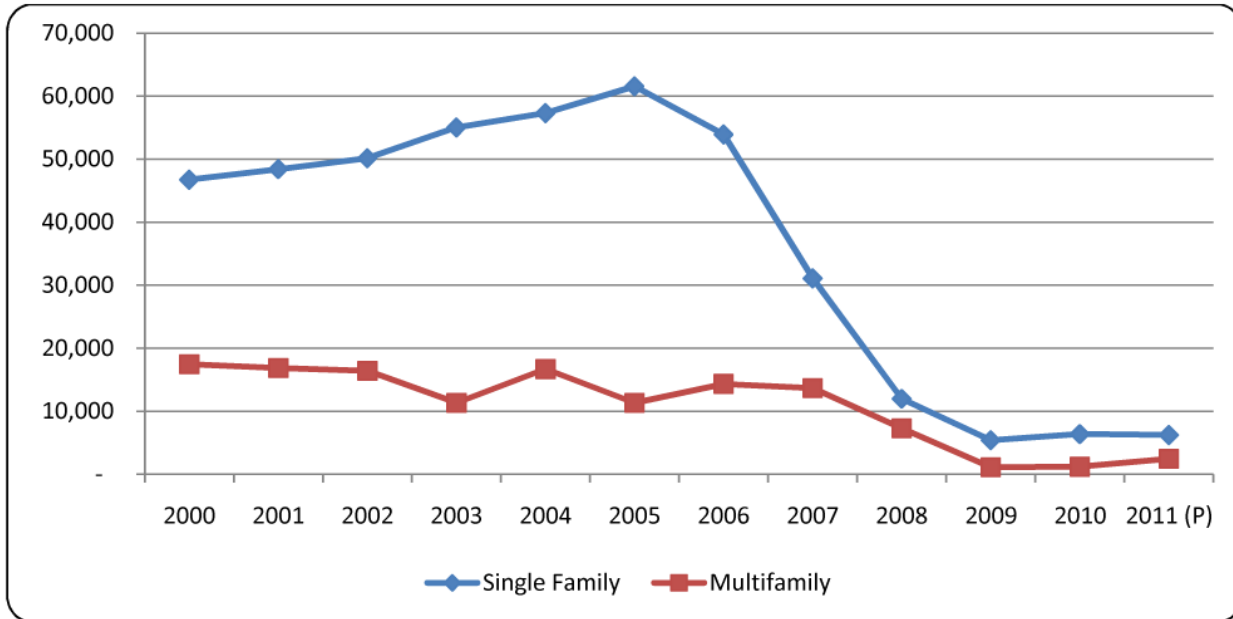
² Projection

Source: US Census Bureau; Claritas

The recession had a substantial impact on housing in the Atlanta MSA, particularly concerning new construction. As shown in Figure 2, building permit activity in the Atlanta MSA dropped significantly starting in 2007. Between 2000 and 2006, nearly 70,000 single and multifamily permits were issued each year. In 2010, only 6,500 total permits were issued within the MSA. Given the region’s past growth, the number of permits issued will improve to prior levels even if the timeframe is uncertain.

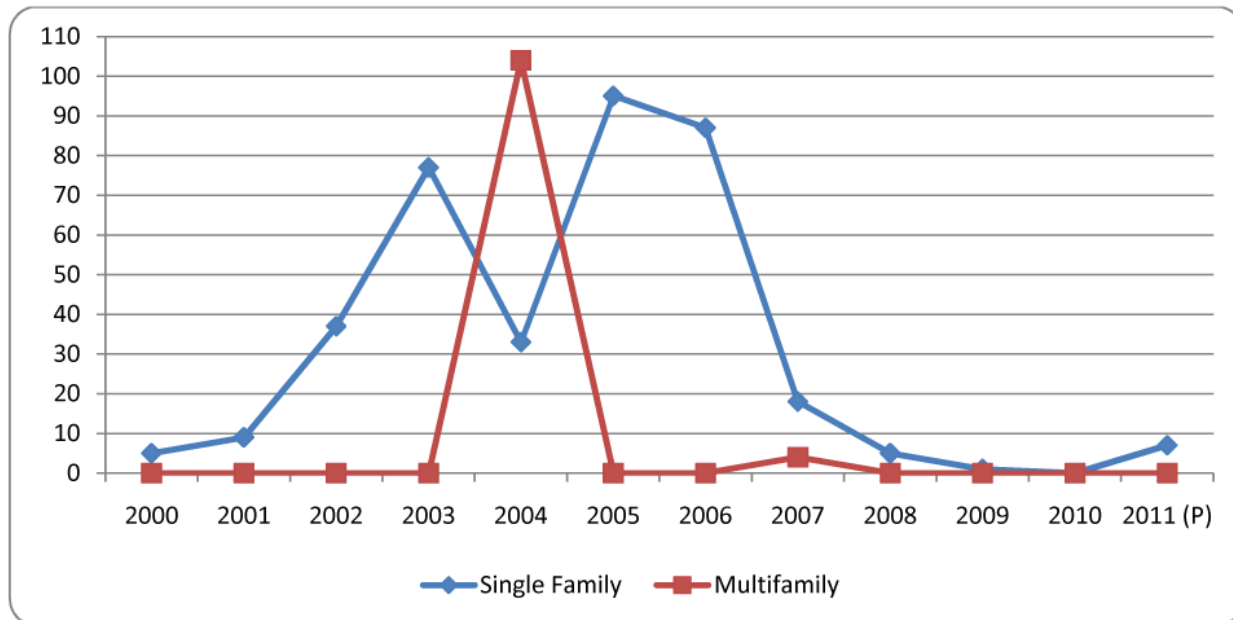
As illustrated in Figure 3, building permit activity in the City of College Park experienced more adverse trends, ending 2010 with zero total permits issued. During the height of the residential market between 2003 and 2006, the city issued a total of 292 single family and 104 multifamily permits. On average, the city captured approximately 0.066% of the residential permits in the MSA between 2000 and 2010. The overwhelming majority of permits issued were for single family detached units.

Figure 2: Building Permits in the Atlanta MSA, 2000-2010



Source: U.S. Census Bureau

Figure 3: Building Permits in College Park, 2000-2010

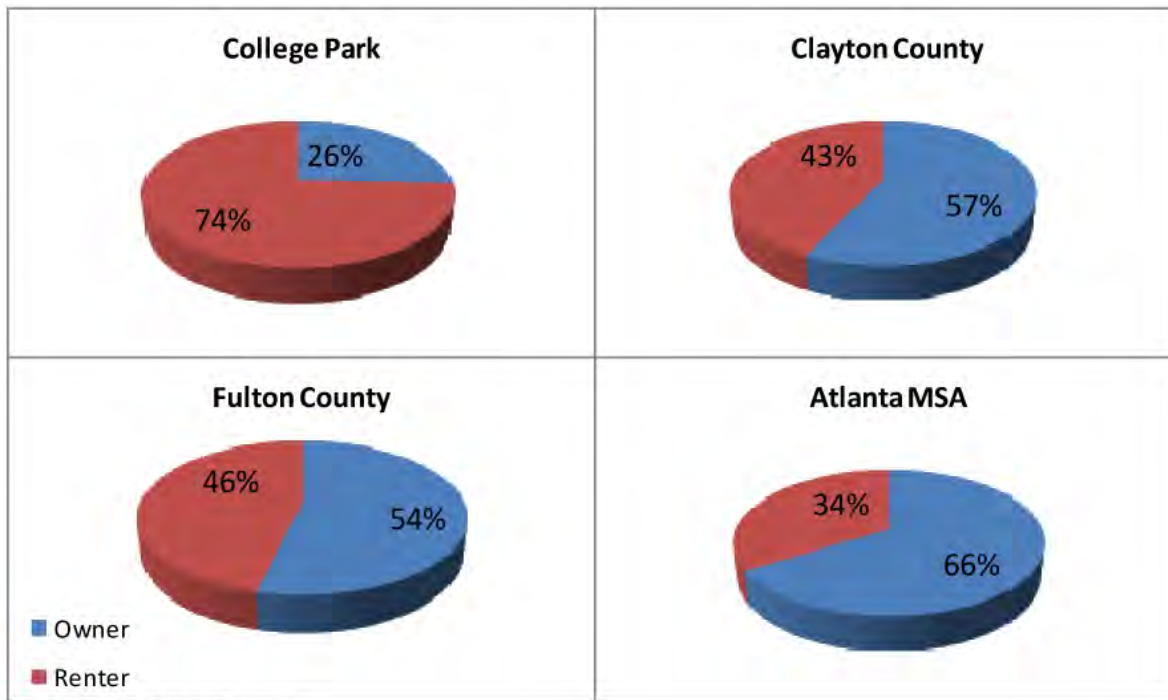


Source: U.S. Census Bureau

Despite the limited growth in multifamily product in the city, home ownership is substantially more prevalent in Fulton and Clayton Counties and the Atlanta MSA than the city where 74% of the occupied households are renters. Figure 4 illustrates the housing tenure within the city, Fulton and Clayton Counties, and the Atlanta MSA.

Traditionally, such a high percentage of renter occupied households indicates a greater proportion of households with low incomes and higher housing cost burden. Table 4 presents the distribution of households by household income.

Figure 4: Housing Tenure – Occupied Units, 2010



Source: U.S. Census Bureau

Table 4: Households by Household Income, 2000 and 2010

	College Park		Fulton County		Clayton County	
	2000	2010	2000	2010	2000	2010
Less than \$10,000	12.8%	16.0%	11.2%	8.9%	6.1%	7.9%
\$10,000 to \$14,999	7.8%	11.1%	5.3%	5.1%	4.0%	6.1%
\$15,000 to \$24,999	19.2%	14.9%	10.9%	9.0%	13.1%	14.0%
\$25,000 to \$34,999	16.6%	16.1%	11.0%	9.3%	15.3%	1.7%
\$35,000 to \$49,999	17.6%	14.4%	13.6%	12.5%	20.2%	22.0%
\$50,000 to \$74,999	16.2%	9.6%	16.5%	16.0%	23.6%	23.8%
\$75,000 to \$99,999	6.2%	10.4%	10.0%	10.5%	10.4%	12.4%
\$100,000 to \$149,999	2.7%	4.1%	10.7%	13.1%	5.3%	9.4%
\$150,000 to \$199,999	0.7%	0.8%	4.3%	6.2%	1.1%	1.6%
\$200,000 or more	0.3%	2.3%	6.5%	9.4%	0.9%	1.0%

Source: U.S. Census Bureau; RERC, Inc.

As presented in Table 5, the median household income in College Park is notably less than Fulton County and the state. Between 2000 and 2010, the median household income showed little signs of improvement with a CAGR of -0.20%. The median household income in Fulton County increased by nearly 1.83% each year, while in Clayton County, incomes remained relatively stagnant during the same time period.

Table 5: Median Household Income, 2000 and 2010

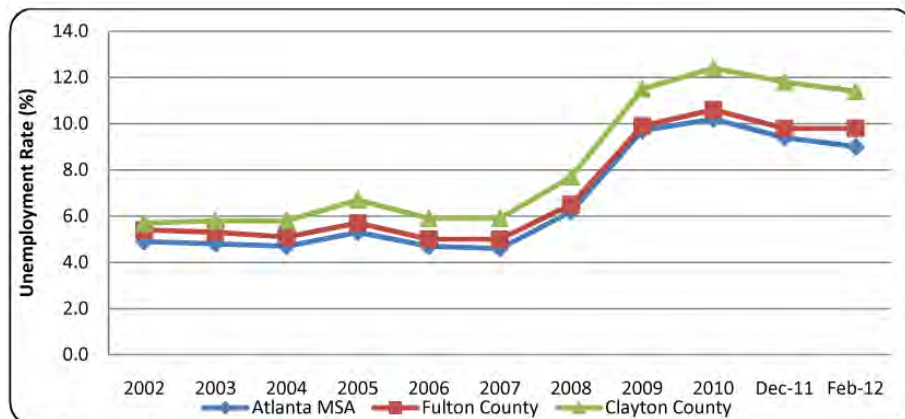
	College Park	Fulton County	Clayton County	Georgia
2000	\$30,843	\$47,321	\$42,697	\$42,433
2010	\$30,220	\$56,709	\$43,311	\$54,344
CAGR	-0.20%	1.83%	0.14%	2.50%

Source: US Census Bureau; RERC, Inc.

Employment

The entire state of Georgia continues to experience a slowdown even though the recession is now reported to have officially ended. In both the Atlanta MSA and the state, unemployment rates were higher than the national rate in February 2012. For the United States, unemployment was reported to be approximately 8.3% compared to 9.0% and 9.1% for the MSA and Georgia respectively. Within the MSA, Fulton County posted an unemployment rate of 9.8%, compared to Clayton County with 11.4% unemployment. As shown in Figure 5, unemployment rates in the region have increased sharply over the past 10 years. However, the data also suggests these rates are starting to decline as the regional economy begins to recover from the recession.

Figure 5: Unemployment Rates in the Atlanta MSA and Fulton and Clayton Counties, 2002-2012 (Feb)



Source: U.S. Dept. of Labor – BLS

As of December 2011, actual employment counts in the MSA are up 2.28% from the 2010 annualized number of 2,390,486 workers to an estimated 2,444,914 workers reported for December 2011. The December 2011 number is about 0.067% less than the average annual employment over the previous ten years. The MSA hit its historical peak employment of 2,589,484 people in 2007, in the end of the economic expansion that ended that same year. The unemployment rate was under 5% five times over the past 10 years. In 2009, however, the unemployment rate increased from 6.2% to 9.7% while total employment declined by over 127,000 jobs.

In the multi-county MSA, Fulton County is the principal commercial center, yet only represents about 18% of the region’s total employment. Between 2000 and 2007, the unemployment rate in Fulton County averaged 4.9%. Data from the most recent four years (2008-2011), however, reveal a substantial increase with an average unemployment rate of 9.2%. Clayton County has traditionally experienced higher unemployment rates than Fulton County. These trends continue today as the Clayton County’s unemployment rate has been higher than 11% for the past three years.

The City of College Park has also experienced high unemployment rates. The city’s unemployment rate remained relatively unchanged between 2000 (8.3%) and 2005 (8.4%), but in 2010, the unemployment rate in the city increased to 9.8%.

The city is a major employment center in the region with nearly 60,000 jobs, but only 12% of the city’s residents are employed within the city limits. Essentially, 2010 employment data suggests that over 58,000 jobs within the city were filled by individuals commuting from outside College Park. The data indicate an obvious jobs to population mismatch. In other communities analyzed, the ratio of jobs to population typically ranges from 0.4 to 0.6 for commonly vibrant communities. This ratio in College Park is 4.02, significantly higher than more normal communities. This gross imbalance between jobs and population suggests opportunities to increase the share of jobs filled by College Park

residents, as well as a unique prospect to attract new residents and households to the community who now commute from other areas.

Interestingly, there is a noticeable difference in the distribution of employment by industry between the industries in which the city's residents are employed and the total jobs in the city. Of the nearly 60,000 jobs reported in the city, more than 71% are in the transportation and warehousing industries. As shown in the Table 6, the next highest is accommodation and food service. These figures are not completely unexpected given the city's proximity to the Hartsfield-Jackson Atlanta International Airport and the GICC. However, the industries in which the city's residents are employed are dispersed among a variety of sectors. Approximately 47% of the city's residents are employed in one of the following industries: transportation and warehousing (11.0%), administration and support (11.3%), health care and social assistance (11.5%), and accommodation and food service (13.1%). Retail trade and educational services are also strong employment sectors for the city's residents. These comparisons suggest a potential mismatch between resident job skills and the skill requirements of the jobs available in the city.

6.13 Overview of Market Assessment

In light of the current and near term market conditions in the Atlanta MSA, residential and non-residential markets continue to seek equilibrium in terms of supportable demand and values. While the near term will be a period of correction of overbuilt local conditions relative to historically high unemployment levels, mid- and long-term growth in population and employment – along with potential investment initiatives in transit, convention business, expansion of airport related commerce, and corresponding private investment – could ultimately stabilize the market and provide favorable conditions for new real estate development.

As previously discussed, College Park has historically experienced negative to slow growth in population and household income, which has supported only limited additions to the building inventory, with expanding patterns of obsolescence and property abandonment.

Table 6: Employment by Industry – Resident and Total Employment in the City, 2010

	Resident Employment	Employment within City
Agriculture, Forestry, Fishing and Hunting	0.1%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0.0%	0.0%
Utilities	0.3%	0.0%
Construction	2.3%	0.5%
Manufacturing	3.7%	0.9%
Wholesale Trade	4.1%	3.3%
Retail Trade	9.8%	2.2%
Transportation and Warehousing	11.0%	71.2%
Information	2.5%	0.0%
Finance and Insurance	3.0%	0.8%
Real Estate and Rental and Leasing	2.3%	1.9%
Professional, Scientific, and Technical Services	5.1%	0.9%
Management of Companies and Enterprises	1.7%	1.2%
Administration & Support, Waste Management and Remediation	11.3%	4.3%
Educational Services	8.9%	1.8%
Health Care and Social Assistance	11.5%	1.9%
Arts, Entertainment, and Recreation	1.3%	0.0%
Accommodation and Food Services	13.1%	7.0%
Other Services (excluding Public Administration)	3.2%	1.3%
Public Administration	5.0%	0.8%

Source: U.S. Census Bureau; RERC, Inc.

While the analysis has considered the economic conditions of College Park, its primary focus is the potential demand for new development near the downtown MARTA station. The obvious goal is to provide a land use platform and planning environment capable of attracting private and public investments, which may also allow reorganization of neighborhoods to take advantage of the transit system and potential commerce nearby.

Based on past development trends, there will be little to no growth in the downtown core if no significant public investments or redevelopment initiatives are implemented to support TOD. Ultimately, the analysis outlined herein focuses on the potential supportable demand for the Preferred TOD Plan designed by Atkins (see Figure 6). The analysis provides a general review of whether the plan designed can reasonably be supported. It does not address whether a specific type of tenant is in demand at the proposed location.

Market Area

The market area considered in the analysis is commensurate with traditional TOD projects. Generally, most development around transit stations, particularly rail transit, focuses on development opportunities within a one-half mile radius from the station. Given the layout of downtown College Park and the location of the city's primary base of employment, the analysis also examines the areas within a one-quarter-mile and one-mile radii from the station. Figure 6 illustrates the location of the MARTA station and denotes the market areas considered in the analysis.

Figure 6: Map of MARTA Station and Market Areas Analyzed



Socio-Economic Profile of the Market Areas

Socio-Economic Profile of the Market Areas

Data available from third-party sources were analyzed to define each trade area's socio-economic context and compare its characteristics to the City of College Park and Fulton and Clayton Counties. The future data included here indicate general trending and are in no way predictive of actual outcomes. Third-party population and household projections are consistent within standard industry practices and are included as one perspective in the analysis.

Table 6 illustrates the data analyzed for the analysis. Between 2000 and 2012, the population within the market areas declined significantly, mostly the result of the airport expansion and demolition of residential neighborhoods. While the trends indicate continuing declines in population within the market areas and the city, the rate of these declines will be much slower than the previous 12 years.

Table 6: Demographic Trends Analysis – Market Areas

		0.25 Mile Radius	.50 Mile Radius	1 Mile Radius	City of College Park	Fulton County	Clayton County	Atlanta MSA
Population								
2000	Census	59	1,320	4,541	20,382	816,006	236,517	4,247,981
2012	Estimated	47	856	3,145	12,411	941,916	262,094	5,425,233
2017	Projected	46	787	2,870	11,522	1,000,623	269,620	5,855,341
<i>Historical Annual Growth 2000 to 2012</i>		-1.88%	-3.54%	-3.01%	-4.05%	1.20%	0.86%	2.06%
<i>Projected Annual Growth 2012 to 2017</i>		-0.43%	-1.67%	-1.81%	-1.48%	1.22%	0.57%	1.54%
Households								
2000	Census	20	470	1,779	7,810	321,242	82,243	1,554,154
2012	Estimated	26	393	1,483	5,144	387,949	91,437	1,993,304
2017	Projected	26	372	1,388	4,855	416,098	93,760	2,147,154
<i>Historical Annual Growth 2000 to 2012</i>		2.21%	-1.48%	-1.51%	-3.42%	1.58%	0.89%	2.10%
<i>Projected Annual Growth 2012 to 2017</i>		0.00%	-1.09%	-1.32%	-1.15%	1.41%	0.50%	1.50%
Median Household Income								
2012		\$ 35,242	\$26,638	\$ 29,434	\$ 32,513	\$ 56,206	\$ 43,981	\$ 57,201
2017		\$ 35,981	\$27,386	\$ 29,934	\$ 32,740	\$ 57,521	\$ 44,104	\$ 58,016
Housing Units (Total)								
2012	Total Housing Units	32	477	1,865	8,351	348,632	86,461	2,226,797
	Total Occupied Units	26	393	1,483	5,144	387,949	91,437	1,993,304
	% Renter	76.9%	68.7%	65.9%	66.7%	42.2%	39.6%	31.7%
	% Owner	23.1%	31.3%	34.1%	33.3%	57.8%	60.4%	68.3%
2017	Total Housing Units	32	451	1,741	6,164	481,091	108,031	2,394,386
	Total Occupied Units	26	372	1,388	4,855	416,098	93,760	2,147,154
	% Renter	76.9%	69.9%	66.9%	67.4%	42.4%	39.8%	31.6%
	% Owner	23.1%	30.1%	33.1%	32.6%	57.6%	60.2%	68.4%
Household Income								
2012								
	< \$15,000	19.23%	32.14%	26.37%	20.08%	14.11%	9.85%	9.48%
	\$15,000 - \$24,999	11.54%	14.80%	15.24%	16.82%	9.11%	12.62%	8.36%
	\$25,000 - \$34,999	19.23%	16.07%	15.78%	16.87%	9.37%	14.94%	9.97%
	\$35,000 - \$49,999	15.38%	13.78%	15.37%	16.56%	13.01%	20.09%	15.49%
	\$50,000 - \$74,999	26.92%	16.33%	15.64%	16.27%	16.14%	23.53%	21.42%
	\$75,000 - \$99,999	3.85%	3.57%	6.81%	7.41%	10.68%	10.82%	13.78%
	\$100,000 - \$124,999	0.00%	1.02%	2.43%	3.30%	7.69%	4.31%	8.44%
	\$125,000 - \$149,999	0.00%	0.00%	0.40%	1.05%	5.51%	1.68%	4.74%
	\$150,000 - \$199,999	3.85%	1.28%	1.42%	0.99%	5.28%	1.19%	3.92%
	\$200,000 - \$499,999	0.00%	1.02%	0.54%	0.62%	7.02%	0.92%	3.68%
	\$500,000+	0.00%	0.00%	0.00%	0.02%	2.09%	0.06%	0.72%

Source: Claritas; RERC, Inc.; U.S. Census Bureau

The study areas have a noticeable lower income when compared to the Atlanta MSA and Fulton and Clayton Counties, but they are relatively in line with the median household income within College Park. The MSA and the counties exhibit an owner/renter split of about 60%/40%, while the occupied households within College Park are significantly more occupied by renters.

trates the total leasable space available in the areas analyzed, compared to the Atlanta market area, Fulton County, and Clayton County.

Assessment of Existing Market Conditions

Retail

College Park’s retail market has remained relatively unchanged over the past 12 years. Within the city, only 310,000 SF of retail space were added to the supply since 2000, and nearly 260,000 SF of such space were added in the last three years. The existing conditions within the market areas analyzed exhibit a more negative market condition with only 7,690 SF added within one mile from the station and zero space added to the market within one-half mile. Table 7 illus-

Despite the addition of nearly 260,000 SF to the retail supply in the city within the last three years, the city achieved a net absorption of 170,000 SF during this same period. This low absorption is indicative of a market with an oversupply of retail which also results in lower occupancy rates. Table 8 compares the occupancy rates in College Park to those within the Atlanta market area and Fulton and Clayton Counties. All areas examined experienced declines in occupancy rates over the past several years, but College Park posted a slightly sharper decline, particularly between 2010 and 2011. At the beginning of the decade, retail and restaurant space within a quarter-mile, half-mile, and one-mile radius from the MARTA station boasted strong occupancy rates through 2005.

Table 7: Total Leasable Retail Square Footage, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	94,489	98,889	280,883	2,004,505	279,051,306	70,965,300	16,193,108
2001 4Q	94,489	98,889	280,883	2,016,076	291,404,851	73,219,113	16,486,686
2002 4Q	94,489	98,889	280,883	2,022,076	301,870,272	74,846,694	16,912,657
2003 4Q	94,489	98,889	280,883	2,030,576	309,093,638	76,625,010	17,061,799
2004 4Q	94,489	98,889	280,883	2,030,576	317,919,591	77,154,976	17,170,572
2005 4Q	94,489	98,889	280,883	2,035,576	328,504,422	79,082,454	17,787,795
2006 4Q	94,489	98,889	288,573	2,043,266	341,296,324	80,972,522	17,990,371
2007 4Q	94,489	98,889	288,573	2,057,006	350,617,076	82,699,226	18,424,130
2008 4Q	94,489	98,889	288,573	2,057,006	359,901,573	83,819,854	18,808,639
2009 4Q	94,489	98,889	288,573	2,127,006	363,301,124	83,994,771	18,909,916
2010 4Q	94,489	98,889	288,573	2,125,682	363,400,386	83,994,480	18,972,937
2011 4Q	94,489	98,889	288,573	2,314,494	363,543,565	83,997,232	18,962,624

Source: CoStar; City of College Park; RERC, Inc.

Table 8: Occupancy Rates, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	94.71%	94.44%	96.26%	88.55%	95.84%	95.07%	96.18%
2001 4Q	96.30%	95.96%	96.08%	88.66%	94.64%	95.10%	94.90%
2002 4Q	96.08%	95.75%	96.55%	94.60%	94.85%	94.34%	95.57%
2003 4Q	96.30%	95.96%	94.98%	94.77%	94.81%	94.28%	95.05%
2004 4Q	94.60%	94.34%	90.11%	92.84%	94.47%	94.01%	94.15%
2005 4Q	91.96%	91.81%	89.58%	92.90%	93.59%	93.53%	93.21%
2006 4Q	83.81%	83.82%	86.48%	90.65%	93.20%	92.95%	92.81%
2007 4Q	86.67%	86.75%	86.88%	88.44%	92.77%	93.18%	91.17%
2008 4Q	75.90%	76.37%	78.41%	86.49%	91.48%	92.16%	90.03%
2009 4Q	88.68%	88.67%	85.26%	88.21%	89.76%	91.07%	88.06%
2010 4Q	84.55%	81.19%	83.89%	86.79%	89.63%	91.11%	86.34%
2011 4Q	86.88%	83.42%	83.69%	81.03%	89.62%	91.76%	85.95%

Source: CoStar; City of College Park; RERC, Inc.

The declining occupancy rates starting in 2006 likely result from a combination of influences such as fewer residents and households in the community caused by the expansion of Hartsfield-Jackson Atlanta International Airport and the recession beginning in 2007. The removal of a significant portion of the city's housing inventory caused nearly half the city's population to relocate outside the city. Consequently, the amount of retail space per capita in the city increased dramatically from 98 SF per capita to more than 150 SF per capita. Given the community's trends in households and household income, there is an obvious oversupply of retail square footage in the city.

Interestingly, even with an apparent oversupply of built retail space and the impact from the recession, lease rates have remained relatively unchanged. As Table 9 reports, the 2011 average retail lease rate is higher than rates commanded in 2003.

Retail shopping centers and retail buildings currently in operation are showing signs of age and wear throughout the city, even physical and functional obsolescence, while others sit vacant or abandoned and further deteriorating. Limited new commercial development can be found in areas easily accessible to major roadways and the interstates, but new commercial development in the downtown core and near the station has been negligible. Common commercial uses within the city include fast food and limited/full service restaurants, hotel/motel properties, bank branches, pawn shops, auto parts stores, dealerships and used car lots, and gas stations. Specific to downtown, there are several locally owned limited and full service restaurants, gas stations, bank branches, hair salons/barbershops, and a few clothing stores.

Table 9: Reported Lease Rates (per SF), 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	-	-	\$13.32	\$17.50	\$7.00
2001 4Q	-	-	-	-	\$10.33	\$22.53	\$7.38
2002 4Q	-	-	-	-	\$10.31	\$11.29	\$7.50
2003 4Q	-	-	\$12.00	\$6.97	\$14.16	\$16.15	\$10.94
2004 4Q	-	-	\$12.00	\$7.80	\$14.60	\$16.27	\$10.57
2005 4Q	-	-	\$12.00	\$7.36	\$14.06	\$16.92	\$8.33
2006 4Q	\$12.00	\$12.00	\$12.00	\$7.12	\$14.16	\$16.79	\$10.56
2007 4Q	-	-	\$13.33	\$7.42	\$15.43	\$19.13	\$11.39
2008 4Q	\$22.00	\$22.00	\$14.79	\$7.57	\$15.32	\$18.61	\$11.19
2009 4Q	\$22.00	\$22.00	\$13.94	\$9.41	\$14.30	\$16.75	\$10.42
2010 4Q	\$28.45	\$28.45	\$15.91	\$9.72	\$13.26	\$16.35	\$10.23
2011 4Q	\$15.45	\$15.45	\$13.28	\$8.60	\$12.92	\$16.05	\$10.29

Source: CoStar; City of College Park; RERC, Inc.
 Note: All lease rates are NNN

Office

As shown in Table 10, the office market in College Park has remained relatively unchanged since 2000. No additional office space was added to the inventory within 0.5 miles from the MARTA station in the last 12 years. Within one-mile from the station, located adjacent to the GICC and Hartsfield-Jackson Atlanta International Airport, Gateway Center I added 128,396 SF of office space to the total available inventory. Currently, this building is reported to being about 90% leased, providing evidence for demand for similar types of space around the GICC. Total leasable SF available in Fulton County increased at a CAGR of 1.61% between 2000 and 2011, but experienced a modest 0.93% CAGR between 2007 and 2011.

The last five years have been difficult for the Atlanta area office market. At year end 2009, the Atlanta market area experienced a total negative net absorption or more than 1,292,000 SF. A significant portion (883,000 SF) of that amount occurred in Fulton County. College Park was also impacted in 2009 with negative net absorption of nearly 5,500 SF. As shown in Table 11, these areas began to absorb some of that space in 2010 and 2011.

Table 10: Total Leasable Office Square Footage, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	25,909	266,134	373,607	1,846,797		124,328,831	4,599,010
2001 4Q	25,909	266,134	373,607	1,802,583		131,559,914	4,572,541
2002 4Q	25,909	266,134	373,607	1,802,583		135,200,287	4,747,907
2003 4Q	25,909	266,134	373,607	1,802,583		136,885,912	4,757,701
2004 4Q	25,909	266,134	373,607	1,802,583		138,028,619	4,789,293
2005 4Q	25,909	266,134	373,607	1,802,583		139,522,616	4,854,275
2006 4Q	25,909	266,134	373,607	1,824,683		140,407,069	4,929,375
2007 4Q	25,909	266,134	373,607	1,824,683	290,784,614	142,732,024	5,019,255
2008 4Q	25,909	266,134	373,607	1,824,683	294,624,220	145,011,206	5,021,655
2009 4Q	25,909	266,134	502,003	1,953,079	297,274,345	146,692,296	5,297,202
2010 4Q	25,909	266,134	502,003	1,945,683	299,121,640	148,239,931	5,284,806
2011 4Q	25,909	266,134	502,003	1,945,683	298,712,419	148,138,813	5,311,821

Source: CoStar; City of College Park; RERC, Inc.

Table 11: Total Net Absorption of Office Space, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	4,988	(32,595)		1,566,892	(36,531)
2001 4Q	200	200	200	5,322		(66,855)	(20,883)
2002 4Q	100	300	17,617	36,299		232,688	46,938
2003 4Q	(200)	(200)	374	2,386		(82,626)	(513)
2004 4Q	300	300	4,700	4,258		483,227	54,806
2005 4Q	-	100	(4,976)	(1,902)		250,684	29,171
2006 4Q	600	700	(424)	(23,104)		968,433	11,701
2007 4Q	(400)	6,600	10,814	(53,560)	7,184	382,697	(104,353)
2008 4Q	300	300	300	6,791	156,808	152,168	11,292
2009 4Q	(200)	(200)	295	(5,497)	(1,292,077)	(883,316)	4,904
2010 4Q	950	950	24,706	12,518	673,567	439,283	(48,526)
2011 4Q	-	(125)	13,951	20,733	598,805	214,909	77,051

Source: CoStar; City of College Park; RERC, Inc.

Given the state of the economy since 2007, the drop in occupancy rates is not unexpected. According to the data presented in Table 12, office product within one-half mile from the MARTA station went through the recession relatively unscathed as this area consistently boasted the highest occupancy rates of those evaluated for this analysis. The office market within one-mile from the station also experienced high occupancy rates until a sharp drop of nearly 30% in 2009. However, the data presented do show signs of a slight rebound in occupancies within one-mile of the station.

Similar to the experiences in the retail market, lease rates throughout the region have remained unchanged since 2000. The data summarized in Table 13 indicate the declining occupancies and increased unemployment had little impact on the lease rates reported.

Table 12: Office Occupancy Rates, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	80.70%	97.60%	87.16%	81.79%		92.19%	87.91%
2001 4Q	81.47%	96.73%	91.00%	83.52%		86.28%	85.62%
2002 4Q	86.88%	98.23%	97.84%	86.00%		84.63%	88.85%
2003 4Q	86.88%	98.27%	97.09%	87.81%		83.89%	89.10%
2004 4Q	88.04%	98.38%	98.21%	86.70%		85.07%	89.02%
2005 4Q	89.19%	98.61%	97.01%	87.78%		86.21%	91.20%
2006 4Q	86.88%	98.12%	96.60%	86.44%		87.40%	88.97%
2007 4Q	86.88%	98.72%	96.31%	83.31%	86.99%	87.74%	86.35%
2008 4Q	81.47%	98.20%	96.38%	83.57%	85.88%	86.42%	86.48%
2009 4Q	82.25%	95.53%	69.63%	73.00%	83.77%	84.19%	82.65%
2010 4Q	88.81%	96.17%	77.19%	73.75%	83.11%	83.23%	78.09%
2011 4Q	66.94%	93.99%	78.84%	74.82%	83.26%	83.45%	78.90%

Source: CoStar; City of College Park; RERC, Inc.

Table 13: Average Lease Rates Reported – Office, 2000-2011

Year	0.25-Mile	0.5-Mile	1.0-Mile	College Park	Atlanta MA	Fulton County	Clayton County
2000 4Q	-	-	\$16.94	\$14.31		\$21.23	\$14.9
2001 4Q	-	\$14.50	\$16.67	\$15.24		\$21.23	\$15.9
2002 4Q	-	\$14.50	\$18.19	\$14.96		\$20.00	\$15.5
2003 4Q	-	-	\$18.23	\$13.97		\$18.97	\$15.72
2004 4Q	-	-	\$10.85	\$13.27		\$18.79	\$16.24
2005 4Q	-	-	\$11.73	\$12.16		\$19.16	\$13.9
2006 4Q	-	-	\$11.70	\$12.87		\$19.67	\$15.00
2007 4Q	-	\$15.50	\$19.19	\$13.36	\$20.11	\$21.66	\$15.77
2008 4Q	\$9.00	\$14.55	\$21.82	\$17.04	\$20.12	\$22.02	\$17.11
2009 4Q	\$11.00	\$11.00	\$21.57	\$16.41	\$19.07	\$20.66	\$15.86
2010 4Q	\$12.86	\$18.46	\$20.34	\$16.04	\$18.53	\$20.03	\$15.33
2011 4Q	\$11.00	\$14.29	\$19.71	\$15.07	\$18.21	\$20.03	\$15.21

Source: CoStar; City of College Park; RERC, Inc.

Note: All rates are full service

Residential

Residential construction activity has declined statewide and within the Atlanta MSA, mirroring other areas throughout the U.S. Statewide, the number of permits issued has fallen to levels not seen in more than a decade. Table 14 shows the total number of permits issued annually for the 11-year period between 2001 and 2011 in College Park, Fulton County, Clayton County, the Atlanta MSA, and the state of Georgia.

More than half the residential permits issued in the state were located within the Atlanta MSA. All areas presented in the table show a sharp decline in permit activity initially starting in 2007, but even more pronounced in 2008 and 2009. Preliminary results for 2011 provide some indication that 2009 was the “bottom” of permit activity in the region and the state, with potential for gradual incremental increases in permits over the next several years. Obviously, the areas presented in Table 14 have a way to go before they reach activity levels experienced prior to the recession. While questions likely remain about the general health of the housing market, prices may be at or very near their floor.

Implications

Even as the overall unemployment rate has inched upwards, actual job counts in the MSA, generally, and College Park, specifically, have shown some growth. College Park’s stability in terms of job counts (regardless of employee’s place of residence) must be attributed to the direct and indirect employment related to Hartsfield-Jackson Atlanta International Airport. The city is well positioned to capitalize on development activity near the airport, particularly those city-owned properties recently bought back from the City of Atlanta. The airport, coupled with the expansion of the GICC, have increased private sector interest in College Park, particularly in the hotel and office environments.

Table 14: Residential Permits Issued, 2001-2011

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 (P)
City of College Park											
Single Family	9	37	77	33	95	87	18	5	1	0	7
Multifamily	<u>0</u>	<u>0</u>	<u>0</u>	<u>104</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	9	37	77	137	95	87	22	5	1	0	7
Fulton County											
Single Family	4,019	3,909	6,014	8,008	9,581	9,491	4,552	2,211	775	783	959
Multifamily	<u>636</u>	<u>957</u>	<u>60</u>	<u>968</u>	<u>8</u>	<u>14</u>	<u>16</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>993</u>
Total	4,655	4,866	6,074	8,976	9,589	9,505	4,568	2,211	783	783	1,952
Clayton County											
Single Family	2,534	2,283	2,519	2,046	2,106	2,217	1,238	403	85	143	106
Multifamily	<u>636</u>	<u>957</u>	<u>60</u>	<u>968</u>	<u>8</u>	<u>14</u>	<u>16</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>0</u>
Total	3,170	3,240	2,579	3,014	2,114	2,231	1,254	403	93	143	106
Atlanta MSA											
Single Family	48,423	50,151	55,033	57,316	61,558	53,927	31,089	11,989	5,421	6,384	6,239
Multifamily	<u>16,845</u>	<u>16,400</u>	<u>11,344</u>	<u>16,691</u>	<u>11,333</u>	<u>14,339</u>	<u>13,681</u>	<u>7,305</u>	<u>1,112</u>	<u>1,191</u>	<u>2,453</u>
Total	65,268	66,551	66,377	74,007	72,891	68,266	44,770	19,294	6,533	7,575	8,692
State of Georgia											
Single Family	71,531	75,761	81,270	87,731	94,467	86,106	55,399	25,027	14,838	14,872	11,912
Multifamily	<u>21,528</u>	<u>21,994</u>	<u>16,023</u>	<u>20,625</u>	<u>14,869</u>	<u>18,094</u>	<u>17,955</u>	<u>10,489</u>	<u>3,554</u>	<u>2,486</u>	<u>4,219</u>
Total	93,059	97,755	97,293	108,356	109,336	104,200	73,354	35,516	18,392	17,358	16,131

Source: FHUD SOCDs Building Permits Database (US Bureau of the Census); RERC, Inc.

(P) = Preliminary figures

These employment and activity centers outside of downtown itself will continue to draw interest, but they also have the potential to cannibalize potential growth in the city's core. As the demand for additional retail and office space is recognized, it is more likely that needed facilities will be built in areas more accessible to the interstates and highway network, with little attention being paid to MARTA and downtown College Park. There is an ostensible demand for new residential product in the city resulting from the removal of nearly 3,000 housing units, but recent trends in residential activity has shown few signs those units will be rebuilt in the foreseeable future.

The negative growth trends, the lack of significant new development downtown, and the significant loss of population over the past 10 years would likely continue if no significant investments or initiatives implemented to target TOD activities near the downtown MARTA station. The city's proximity to the Hartsfield-Jackson Atlanta International Airport and the GICC creates opportunities to stimulate some new retail, hotel, industrial/flex, and office development at areas easily accessible to the airport and major roadway network. Market and demographic trends suggest that unless a number of redevelopment initiatives are implemented population and households will continue a gradual decline, or at best, very limited growth over the next 25 years. The current status of the commercial environment within the market areas, and the city overall, indicates significant oversupply across the retail and office sectors of the marketplace. Demand for future growth will be constrained by declining population and households within the market areas. However, some new growth is likely as a result of the increased visitation to the GICC as well as anticipated employment growth mostly generated by airport-related activities. That said, the oversupply is so substantial, this new demand merely chips away at the surplus within the study area.

6.14 Future Demand

The analysis considers recent trends in the marketplace as well as potential redevelopment activity to help determine the level of future demand for commercial and residential development in the target area. The retail demand analysis takes into account demand generated by three primary groups – residents/households within the market areas, visitors to the GICC, and workers within the city. Using a variety of data sources, a series of demand models were built and calibrated specific to College Park. These models estimate expenditures by each of these groups and translate these expenditures into the demand for square feet of retail space.

The demand for new office space is based on the city's historical share of office development in Fulton County. This methodology assumes new demand for space in the near future will be accommodated in existing vacancies, with greater growth potential for new growth in 10 to 15 years.

Noted Benefits of Transit Oriented Development

Mixed use developments have become popular in recent years, combining residential products with shopping, services, and workplaces. Focusing new development in smaller areas fertile for revitalization could allow the downtown to begin a renaissance as a district easily accessible to growing employment centers and a variety of transportation modes.

TOD is generally referred to a mix of housing and commercial uses in a walkable neighborhood with easy access to quality transit options. Creating a successful TOD requires planning and thought beyond the station. The existence of transit may not create demand for new development by itself. To take advantage of this access, a successful TOD requires the understanding of the characteristics within the surrounding neighborhoods, the real estate market, employment centers, and travel patterns.

Many residents may not choose to live in a TOD setting, but having a well-designed and active station area creates an amenity for the entire community, not just those living within one-half mile from the station.

TODs are typically undertaken to achieve some, or all, of the following perceived benefits:

- reduced automobile trips
- increased transit ridership and revenues for the transit agency
- increased land and building values near transit
- improved access to jobs for all households, including those which are economically disadvantaged
- reduced transportation costs for residents
- improved public health
- creation of a sense of place/community

Preferred TOD Plan

The central purpose of this analysis was to evaluate the area’s demand potential for redevelopment, assuming an emphasis on TOD elements. Future growth, particularly in the downtown core, will be limited if there is not meaningful and effective intervention from the public sector. To posit an alternative future, this analysis assumes the public sector does indeed intervene with a particular emphasis on redevelopment around the downtown MARTA station. Reflecting the catalytic value of the station, the analysis estimates new demand potential based on the build-out of the Preferred TOD Plan designed by Atkins (see Table 15 and Figure 6). The analysis evaluated potential demand within the three defined market areas previously discussed. However, to examine the future potential demand over the build-out period of the Preferred TOD Plan, the analysis focused specifically on the demand potential within a 0.5-mile radius from the station. This market area is consistent with properties most affected by station area planning through the promotion of walkability, mix of uses, and improved transit access and ridership.

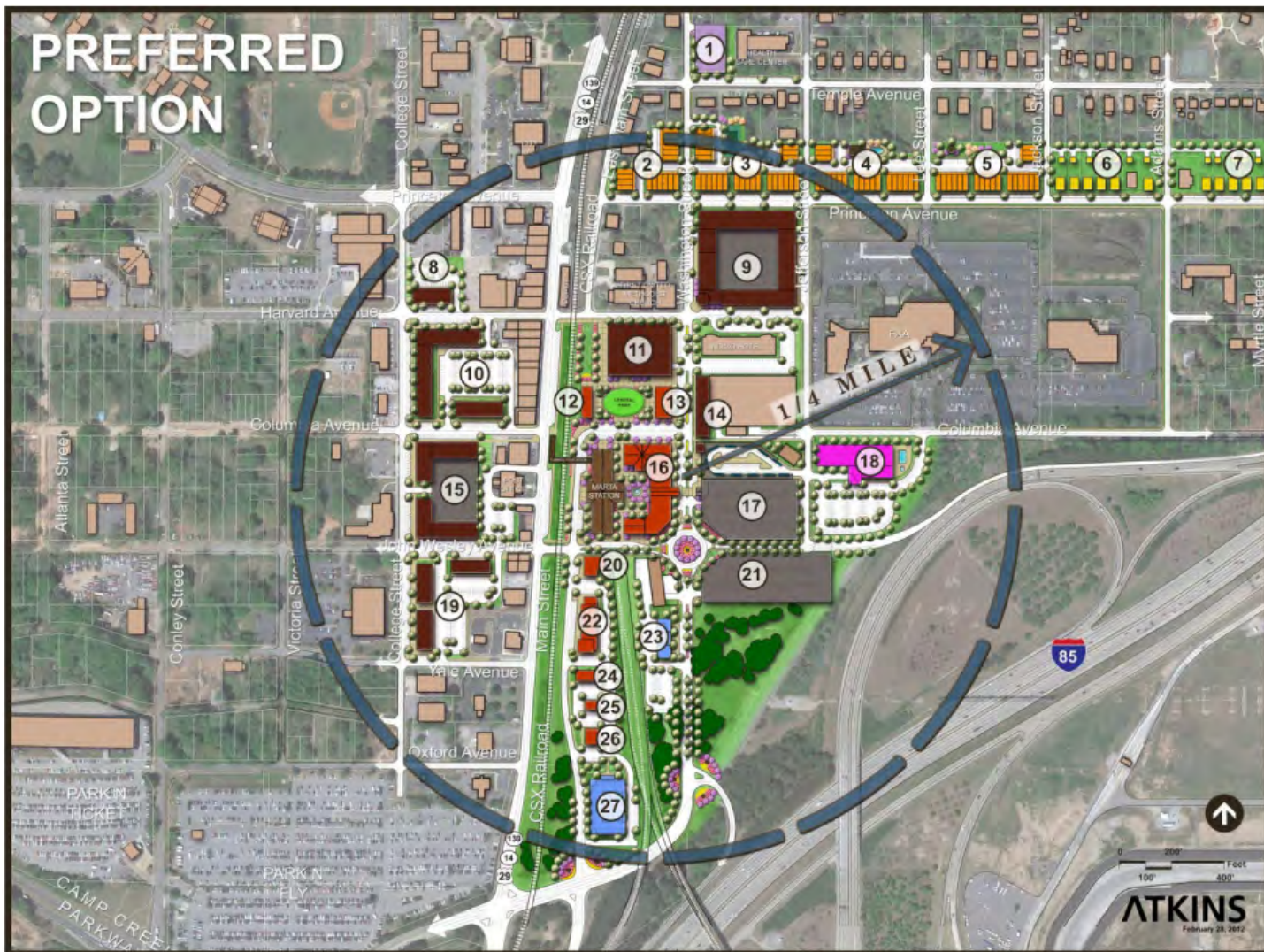
Table 15: Development Program from Preferred TOD Plan

Building	Floor Levels	Retail / Service	Office	Single Family	Multi Family	Town homes	Hotel	Structured Parking
1	3				60			69
2	3					16		
3	3					26		
4	3					20		
5	3					20		
6	1-3			6				
7	1-3			5				
8	2	9,000	9,000					
9	3-4	15,800	4,900		234			720
10	3-4	24,000	16,000		55			
11	5	18,000	4,800		105			501
12	1	4,800						
13	1	7,200						
14	3	11,500			26			
15	2	40,000	40,000					280
16	1	40,000						
17	3							961
18	3						150	
19	2	25,500	25,500					
20	1	5,000						
21	3							855
22	1	12,800						
23	1		7,500					
24	1	3,200						
25	1	1,750						
26	1	3,000						
27	2		27,000					75
Total		221,550	134,700	11	480	82	150	3,461

Source: Atkins; RERC, Inc.

Figure 6 illustrates the plan design evaluated for this analysis.

Figure 6: Preferred TOD Plan



Source: Atkins

Retail, Restaurants, and Services

Considering local and industry standard ratios, the plan could create 573 new households, or 1,375 residents, and over 1,000 new jobs. Local residents’ expenditures are a key driver of demand for retail and services. For purposes of this analysis, only these new residents were considered in estimating new retail demand from the residential population.

To derive the estimated demand for retail, restaurants, and services needed from the residential population, the analysis estimates the expenditures from the new residents and estimates the square footage needed by those expected expenditures. The Atlanta MSA’s

median household income was applied in the analysis to estimate the total anticipated non-auto retail expenditures. Based on the program presented in Table 14, the 573 new households will generate approximately \$32,776,000 in total household income. An estimate of non-auto retail expenditures for the market area is made by multiplying the total household income by the percent of income spent on non-auto retail goods. According to the Department of Commerce’s Consumer Expenditure Survey, Atlanta area households spend about 22.17% of their income on non-auto retail goods. This calculation results in \$7,265,000 in total potential retail expenditures. To determine the estimated de-

mand in terms of square footage, the analysis estimates the average sales per square foot for stores in the market area based on ULI's Dollars and Cents of Shopping Centers. Of the approximate 33,500 SF of retail space demanded by these households, the analysis assumes 60% of this demand will be met within the market area. In other words, these households will purchase 40% of their retail, restaurant, and service needs from facilities outside the market area. Table 16 summarizes the range of estimated SF demanded by the new households at build-out.

The demand from non-resident employees is derived from employees within the city, but residing somewhere else. According to the U.S. Census, nearly 58,000 people work in the city, but live someplace else. In addition to these non-resident employees, the analysis considers full-time equivalent employees from the development program presented in Table 15. According to a recent report completed by the International Council of Shopping Centers, an average employee in an urban area spends nearly \$3,000 per year on retail, restaurant and service needs near their place of employment. Dividing the total potential gross expenditures by annual sales per square foot estimates yields the square footage demanded by the existing and new employees. Realistically, not all of the potential spending would occur in the downtown core. Therefore, the analysis applies a conservative capture rate of 15% to estimate the total potential demand within the market area. Table 15 summarizes the range of estimated SF demanded by existing and new employees that could be captured by stores near the MARTA station.

While visitors to the city include family/personal, business, and airport related visitors, the analysis focuses on the visitation associated with the activities taking place at the GICC where there is an estimated 800,000 visitors in 2012. Considering the plans for further expansion at the facility, it would be reasonable to suggest these figures will increase. That said, the analysis applies the 2012 figure of 800,000 visitors to estimate the potential retail demand. The GICC does not track average expenditures from its visitors, but the dollars spent by business travelers is tracked by the Atlanta Convention and Visitors Bureau. After factoring out such expenditures as hotel stays and transportation, each visitor is estimated to spend about \$126 on retail and entertainment during their visit. Based on these estimated expenditures, the 800,000 visitors to the GICC are estimated to generate demand for approximately 450,000 SF of retail and entertainment space. Again, it would be unreasonable to suggest all of this demand could be met within the market area, or even the city. A capture rate of 15% was applied to calculate the estimated space that could be captured near the MARTA station, assuming the preferred plan from Table 15 is implemented. Table 16 summarizes the range of potential demand from visitor spending as well as the total demand from all three demand generators.

Table 16: Estimated Demand for Retail, Restaurants, and Services

Retail / Service Demand Generator	Demand @ Build-out (SF)	
New Residents/Households	18,000	22,000
Existing & New Non-resident Workers	102,000	131,000
GICC Visitors	61,000	78,000
Total	181,000	231,000

As shown in Table 16, new residents account for about 10% of all demand, while visitors and non-resident employees (new and existing) account for 34% and 56% of the demand, respectively. Potential tenants of this space would include retailers and service providers within the following categories:

- Department stores and general merchandise
- Discount stores
- Furniture and home furnishings
- Appliances and electronics
- Building materials and hardware
- Apparel and accessories
- Miscellaneous retail stores
- Food stores and supermarkets
- Drug stores and pharmacies
- Convenience stores and gasoline
- Beer, wine and liquor
- Cosmetic, health and beauty
- Full services restaurants
- Limited service restaurants
- Specialty food service
- Drinking places
- Personal services
- Social services
- Banking and real estate

In its current state, the market area is oversupplied. As such, the demand presented in Table 16 assumes redevelopment patterns and product design consistent with the plan presented in Figure 6. Substantial deviation from the plan could have a material impact on the demand for retail, service, and entertainment space adjacent to the MARTA station. The timing of the new demand depends upon market conditions turning around to allow for redevelopment with a mix of uses around the station area. These conditions are not likely to change in the next two to four years, but it would be important for the City to begin planning their implementation and redevelopment strategies to assure it is ready when the market appears ripe for redevelopment.

Office

The demand for new office space in the defined market area is based on the city's historical share of the estimated office space in Fulton County. This approach assumes the rate of growth in office space within Fulton County over the past 12 years continues over the next 25 years. Between 2000 and 2011, Fulton County experienced a CAGR of 1.61%. The average capture rate of all Fulton County office space within 0.5 miles from the MARTA station has averaged at about 0.19% since 2000. Understanding there is currently about a 17% vacancy within the office market in Fulton County, most of the new growth in the next five years is expected to fill these vacancies prior to the market area increasing its ability to capture a greater percentage of office space in the county. It is more than reasonable to suggest that over time, assuming new development is built consistent with the Preferred TOD Plan in Figure 6, the area within 0.5 miles from the MARTA station will be able to achieve a higher capture of the county's growth.

Under this approach and assuming effective redevelopment initiatives are implemented, the analysis suggests between 110,000 and 141,000 SF of office space can be supported over the next 25 years. Again, the majority of this space would likely be built and absorbed in the later years of the plan's build-out.

Other Uses – Residential and Hotel

Between 2000 and 2010, the City of College Park lost nearly half of its population, primarily due to the expansion of Hartsfield-Jackson Atlanta International Airport. The City has recently bought back some of the land originally purchased for the airport's expansion, but much of this land is not suitable for residential development because of noise ordinances and other regulations.

Generally, demand for new residential product is based on expected population and employment growth. College Park is unusual in that population trends indicate a continued decline in population, while employment in the city remains strong with signs of continued economic expansion. This economic expansion provides opportunities for the city to leverage the large

employment base and its proximity to airport-related activities to support additional residential units.

With nearly 60,000 employees in the city, the majority of which reside outside the city, there is ample opportunity for increased residential development over the next 25 years. Although an overwhelming majority of the households in the city are renter occupied, there is apparent demand for additional multifamily in the downtown core. Some of this new demand would likely require the demolition and replacement of outdated and dilapidated structures. Again, the potential to support additional residential activity is contingent on a mix of redevelopment policies, removing, or limiting, negative perceptions such as crime and blight, and developing parcels in such a manner that creates a sense of place in the downtown core. These improvements will foster development that will attract potential new residents with easy access to the airport, interstates, transit, employment, and a variety of retail and entertainment offerings.

The city's location proximate to Hartsfield-Jackson Atlanta International Airport and the GICC provides increased opportunities for new hotel development within the city limits. Even if the city opts to implement no redevelopment initiatives targeting TOD near the MARTA station, demand for additional hotel rooms will likely remain. The location of such demand, however, will be targeted for land or properties directly adjacent to the GICC or other areas with direct access to the interstate highway system or the airport. At year-end 2011 there were over 5,400 hotel rooms within the city limits with an overall occupancy of 65% and an average daily rate (ADR) of \$80. New hotel development is generally supportable once occupancies reach around 70%.

There has been recent hotel development activity in downtown College Park. Hotel Indigo (part of the InterContinental Hotels Group) was originally set to open a 142-room boutique hotel in 2009, but economic concerns caused construction delays, and the facility opened in May 2012. Located just outside of downtown on Virginia Avenue, Holiday Inn and Suites anticipates completion of its \$3,000,000 renovation in June 2012. The renovated facility will offer 333 rooms, lounge, conference room, and pool.

With most of the area's hotel development occurring closer to the airport or GICC, the success of these facilities will be important in determining the future demand for hotel rooms in downtown College Park, and within a block from the MARTA station.

Hotel development will reasonably occur without regard to the city's policies pertaining to downtown development, but this development will not likely take place downtown. The basis for this new demand is generally in response to increased passenger traffic at the airport and/or visitation to the GICC. However, assuming redevelopment strategies are implemented to create a desirable environment offering residents the opportunity to live, work, and play via increased walkability downtown and near the MARTA station, and increased commercial development activity, it is reasonable to believe a limited service hotel comprising between 120 to 150 rooms could be supported near the MARTA station.

The analysis employed suggests the plan as presented in Figure 6 and Table 15 is supportable over a 25-year build-out period, assuming the city commits to a combination of redevelopment initiatives and incentive packages to promote redevelopment around the MARTA station and in the city's downtown core.

The demand for each of the uses described above depend significantly on major public intervention in terms of redevelopment initiatives allowable under state and federal law. If redevelopment is not targeted through a combination of redevelopment tools, new development occurring in the city will be located away from the downtown core in areas easily accessible to the interstate highway network and adjacent to the Hartsfield-Jackson Atlanta International Airport and the GICC.

There are many different ways redevelopment can proceed. The usual challenges stem from prohibitive market conditions, local capacity – primarily as that capacity is limited by funding availability – and the conflicts among priorities. These conflicts often stem from uncertainty about future conditions, political priorities, and the difficulty in evaluating what efforts might achieve the most significant return given limited time and financial resources.

6.15 Possible Redevelopment and Funding Strategies

Financing and funding are usually the biggest barriers to redevelopment. Here, there are many strategies and funding sources that may be used to implement redevelopment activities and improvements. Although these comments focus on the financial resources typically or legally available within the state of Georgia and College Park, the discussion is purposefully broader to provide some perspective on the means or methods in place outside of this state. In total, these observations suggest a series of best practices that are applicable to College Park as well as almost any redevelopment area.

While local ordinances, statutes, and the Georgia constitution limit the options currently available, it can be instructive to understand what is occurring in other settings to benchmark local performance. For the most part, the differences from state to state or jurisdiction to jurisdiction are not so much the financial sources themselves but rather how they are implemented and applied.

In reality, there are only a handful of financial sources but they may assume a very different character depending on policy and applicable law. Unless there are very particular nuances or differences comprising a financial resource, its primary features are described categorically and more generally in this document.

Because there are both similarities and differences in funding options, the criteria for classifying or typing them is fluid but attempts to group the options as discretely as possible, providing examples to illustrate how the option might be used. Generally, the various PROS and CONS cited consider political sensitivity, difficulty in implementation, depth of resource, and overall efficacy in College Park.

Though sometimes used interchangeably, funding and financing are to be clearly distinguished. Unless described otherwise, funding speaks to a committed source of financial resources, and financing is the vehicle used to apply these financial resources. This discussion focuses on the former, addressing the latter only in the broadest terms.

Overview of Major Programs in Georgia

The State of Georgia has a number of programs that can be combined or used discretely. For the most part, the use and structure of these programs follow the form found in other states, recognizing limitations on overall monies that might be raised or allocated and the procedures that must be followed to secure these programs. Once these programs are in place, they provide a variety of planning as well as financial tools which improve their overall usefulness. Except in unusual cases, the tandem usage of programs creates a leveraging effect such that the opportunities, options, or funds available to a community or area are enhanced beyond those possible when the programs are used on an ad hoc basis.

It should not be construed that these are the only options available but they do comprise the foundation of an integrated redevelopment program.

Tax Allocation Districts (TAD)

Authorized as part of the Georgia Redevelopment Powers Act, Georgia's TADs are virtually identical to the concept of tax increment districts found in almost every state. The concept directs tax proceeds beyond those realized as of a certain date to a targeted area for redevelopment purposes. In Georgia, both property taxes and sales tax may flow into an account for redevelopment of area infrastructure and related initiatives. With some exceptions, all tax collecting units in the area must contribute but schools are often exempted.

Advocates of these and similar districts elsewhere reason but for the investment of net proceeds in an area, redevelopment would not occur and the general tax base would erode. The proceeds available are not new taxes but merely a reallocation of taxes already legislated and collected, hence the name of the program.

All property owners potentially affected by the financial or legal aspects of TAD's must approve use of this redevelopment mechanism. Because TAD's do not involve new taxes, property owners can see the nearby and immediate use of their tax dollars while the governmental units

contributing to the TAD keep their historic collections as they also improve the prospect of receiving enhanced proceeds in the future. An important distinguishing factor of Georgia's program is that no more than 10% of an area's tax base can be directed to a targeted redevelopment area, and contributing tax units may never lower the tax millage in place once a TAD is implemented. So, while money is available and no contributor is financially disadvantaged relative to prior collections, various jurisdictions may have other financial plans somewhat limited.

Debt can be issued under this program but it can be difficult because the proceeds are slow to build and provide sufficient revenues to secure the debt. Alternative approaches using these funds are available but the procedures can be complex and cumbersome.

In addition to these powers with a financial dimension, there are many powers of an administrative and programmatic function that focus on redevelopment strategies. Eminent domain is still available in some cases.

Pros:

- access to a tool that allows multiple jurisdictions or local governments to agree on a mutually beneficial direction for redevelopment
- access to a very broad range of powers and policy initiatives
- with a committable source of revenues somewhat guaranteed, specific initiatives are reasonably assured
- reflects the benefits implicit in the value of the property which are easily understood
- does not require an additional layer of taxation for actions to gain momentum
- debt legally permissible outside of local government's general obligations
- may avail policy makers of eminent domain powers when needed

Cons:

- debt can be difficult to secure without added pledges or security
- certain growth in underlying tax base will occur without TAD policy

- base may not expand as rapidly as the need for supporting infrastructure
- historically, property taxes have been used for broad operational activities, not debt
- appears to lock in local governments to a fixed millage rate that may be inappropriate over time
- defaults, even though not incurred against a local government, can still adversely affect credit

Well suited to:

- major area wide initiatives requiring significant capital and programmatic options. Seems perfectly suited to the circumstances of College Park.

Urban Redevelopment Act (URA)

The Urban Redevelopment Act is procedurally less difficult to implement than the Georgia Redevelopment Powers Act which authorizes the operation of TADs. Though URA also permits certain financial powers, the emphasis in the URA is implementing a sweeping vision and plan for eradicating the conditions and context that have led to slum and blight, conceptually discouraging reinvestment in a specifically defined area. The primary objective underlying the URA is the certainty that accompanies a plan which fully describes the intent of a local government, the directions to be pursued, and locations that may be affected by redevelopment. The plan is the principal document linking needs, priorities, resources, and properties that may be involved together as a unified strategy for redevelopment.

Unlike TADs, the identification of an area and the adoption of a redevelopment plan do not in themselves assure the availability of a financial resource. While these areas do receive certain legal powers to generate debt, the financial obligation will have to be secured through the management of projects or activities enabled by this act. In principle, these resources are likely to mean partnerships with the parent government, partnerships with private developers, mortgages, the sale of lands, leases, and similar kinds of activities. While any local jurisdiction issuing debt under the terms of the URA are insulated from this debt, they may also secure the debt with unrelated revenue streams, grants, or other

kinds of financial resources. While these tools or devices may be paired with special taxes, fees or charges, these tend to be somewhat limited under this act and are not an assured form of revenue for long term debt. The application or viability of these optional revenue streams must be investigated thoroughly in each case.

In addition to these powers, there are other powers of an administrative function that also involve related issues or strategies. Eminent domain may still be available in some cases.

Pros:

- a comprehensive policy tool intended to make a sweeping statement about intentions and directions planned for redevelopment
- provides many options for implementing redevelopment without obligating local government itself to pursue redevelopment initiatives directly
- powers include the ability to waive certain ordinances and permit the assembly or replatting of land
- focuses initiatives on infrastructure improvements which are often the largest barriers to redevelopment
- debt legally permissible outside of local governments general obligations
- may avail policy makers of eminent domain powers when needed

Cons:

- does not directly provide a source of revenue for specific programs or initiatives
- revenues must come almost exclusively from real estate or site specific redevelopment activities
- debt can be difficult to secure without added pledges or security
- defaults, even though not incurred against a local government, can still adversely affect credit

Well suited to:

- redevelopment activities where local governments have obvious real estate assets that can be leveraged and incorporated into a redevelopment program

Enterprise Zones (EZ)

In designated enterprise zones, eligible properties may have their property taxes abated for up to ten years with these taxes fully abated in the first five years. Other taxes and various ordinances may also be waived or abated to further a specific objective. The area designated as an EZ must satisfy a series of criteria not that dissimilar to the criteria necessary to create an URA.

Pros:

- property tax abatement is always an attractive marketing device for business recruitment
- tends to be available subject to the same criteria pointing to a need for redevelopment
- sum of taxes abated directly reflects the benefits implicit in the value of the property

Cons:

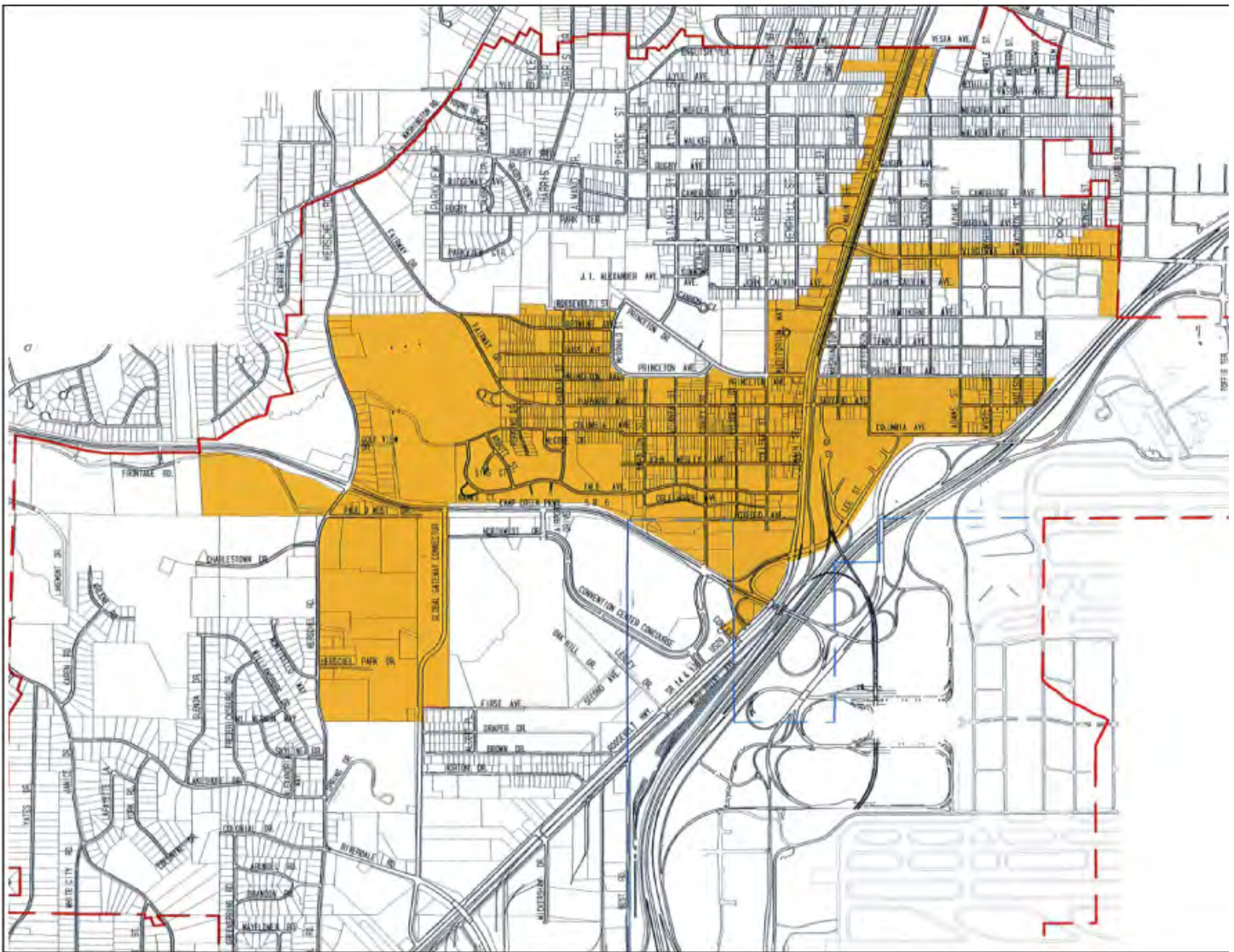
- can impact needed services with no obvious sources of additional revenue
- underlying tax base may not expand as rapidly as the need for supporting infrastructure
- historically, property taxes have been used for broad operational activities, not debt

Well suited to:

- immediate business activities or recruitment

College Park currently employs this redevelopment strategy. The properties included in the enterprise zone are illustrated in Figure 7.

Figure 7: City of College Park Enterprise Zone



Source: City of College Park

Revolving Loan Fund

Monies, up to \$250,000, are made available by the state for discrete revitalization projects. These can be used in conjunction with other funds – often as a kind of gap or bridge financing resource – but are restricted to communities with a population of 100,000 or less.

Pros:

- good for gap financing and launching a financially difficult plan
- attractive as a collateral source of funding or financing
- at the maximum allowable amount of funding represents a material percentage of a large project or undertaking
- flexible in its application and use

Cons:

- may subject a local government to added losses from non-performing investments
- likely to be sufficient only for very focused projects occurring in a predetermined sequence

Well suited to:

- immediate business activities or recruitment

Opportunity Zones (OZ)

Opportunity Zones are a formalized and structured combination of three programs in place in Georgia. As already observed, almost any program can be a powerful redevelopment influence but the benefits of leveraged funds multiply the individual impacts available from any one resource. Here, Enterprise Zones, areas designated for redevelopment under URA, and Georgia's tax credit program for jobs are linked together. In the Opportunity Zone, almost any business that creates jobs (two or more) will qualify for a \$3,500 tax credits applicable to that business's full tax liability. Where poverty rates are unusually high – a common theme in targeted redevelopment areas – the job bonus may be higher.

Pros:

- very easily implemented
- very relevant to recruiting businesses
- affected or benefitting parties realize immediate rewards
- tax credits for job creation have become almost a requirement in today's highly competitive economic development climate
- allows the community to access the financial powers of the state without directly inserting the state in local activities

Cons:

- businesses receiving these kinds of tax credits, especially the smallest ones, are often undercapitalized, and may fail quickly thwarting the program's intentions
- where failures occur, the loss of that business subjects the local government to criticism
- regardless of the program's structure, existing businesses often complain that they are not treated the same as new businesses

Well suited to:

- immediate business activities or recruitment

Use of General Fund to Support Redevelopment

As used here, the reference is primarily to ad valorem (real and personal property) revenues collected at the local level. In most states, ad valorem revenues represent the largest part of the general fund.

While these dollars will likely be combined with other revenue sources for a number of activities, they are primarily for operational functions and broad program administration. In some cases, ad valorem may flow or be committed to specially designated authorities, bodies or programs.

Pros:

- highly visible so it insures accountability from the elected leadership
- among the strongest and most pledgeable [secure] sources of revenue
- reflects the benefits implicit in the value of the property

Cons:

- politically volatile when increases or modifications are advocated
- going forward this source is could become a target of legislative growth caps as it has in many other states
- base may not expand as rapidly as the need for supporting infrastructure in the typical redevelopment setting
- historically, property taxes have been used for broad operational activities, not debt

Well suited to:

- immediate activities, assets, or activities with relatively short lives. Could act in conjunction with programmatic options made viable with URA.

Property Taxes, Dedicated Millage to Support Development

These are distinguished from general fund receipts because they require a special vote of the electorate in most states. Case law in Georgia would substantiate the usefulness or availability of this option here. Typically such funds would be restricted to capital uses and apply to general obligation debt.

Pros:

- highly visible so it insures accountability from the elected leadership
- among the strongest and most pledgeable [secure] sources of revenue
- reflects the benefits implicit in the value of the property
- because it functions as a dedicated source, it does not impact other collections or funding allocation decisions

Cons:

- has proven to be politically volatile unless marketed very well to the electorate
- like regular ad valorem taxes, the base may not expand as rapidly as the need for supporting infrastructure

Well suited to:

- major capital improvements with strong community support. If the local community agrees that TAD's are a viable tool then other revenues might also become available through a referendum.

Special Assessments and Special Benefit Fees or Charges to Support Redevelopment

These may be levied to support a specific activity, typically on an area wide basis. In this situation, statute and case law in Georgia must be thoroughly vetted to determine the full options and benefits available to the City of College Park. As described here, the intention is to identify levies that stem primarily from the direct action of a local government.

In Georgia, even if legally permissible, it is possible that any financial advantages outlined here could diminish or improve if the tools or mechanisms described are administered or imple-

mented by a separate and independent unit or authority. Community development districts, transportation districts, water districts, and other kinds of service districts are common in many states but their character and form stems from legislation often specific to the kind of assessment, area or ultimate beneficiary.

Pros:

- directly ties each unit of benefit to the source of the revenue
- formulas to accomplish the allocation of benefit can be simple and clear
- eliminates issues of accountability because of visible relationships involved
- among the strongest and most pledgeable [secure] sources of revenue. Collections stand equal to property taxes.
- benefits and costs are conferred directly to affected properties
- does not compete with operational requirements of property taxes
- can allow constituents access to the lower cost of publicly secured financing

Cons:

- in Georgia, almost certain to be the subject of a specific legislative action by the local or higher body
- may assume the appearance of an additional tax
- sometimes raises questions and issues about ownership and control of facilities funded through these resources.
- may be difficult to isolate discrete benefit areas on the basis of geography.
- overly simple formulae may distort the actual benefits received
- suggestive of a financial scheme based on locational and economic advantage
- are not typically suitable for system wide improvements or expenditures

Well suited to:

- assets with relatively longer lives and many ongoing operational activities in a defined area. Could be very useful in conjunction with other redevelopment options in College Park.

General Sales Taxes to Support Redevelopment

Though we have not completed a detailed budgetary analysis – in most states – sales taxes together with real and personal property taxes represent the greatest portion of the local government general fund. In Georgia, like other states, there are some limited options to raise the basic sales tax at a modest level but these will require legislative action and not atypically a local referendum specific to the proposed tax increase or surcharge. Whatever is sold legally at that point would be subject to the general sales tax, and there are precedents for self-imposed sales taxes virtually everywhere in the United States.

A common variation is a sales tax on certain discrete items such as food service, lodging, auto rentals or others similar activities where the burden of the tax reflects a particular need, service or simply an alternative. The usual criticism is that sales taxes are very regressive.

Pros:

- substantial share of funds are often generated by non-local residents. In College Park, because of the proximity of major employment centers, the GICC, and the airport, it may be an unusually high rate generated by non-residents
- often seen as politically attractive because burdens appear incrementally modest
- it can be avoided by controlling usage and spending so it can be viewed as a user fee
- highly elastic so capacity improves with economic expansion

Cons:

- elasticity makes these sums vulnerable to economic contractions
- variability makes it only a moderately attractive resource for long term debt
- in most states, subject to very restrictive caps and tax rates
- proceeds are shared among different levels of government with little regard to actual source of collections
- substantial separation between financial resource and the planned financing or spending activity

Well suited to:

- operational activities without substantial debt components. If legally permissible, could be very attractive in College Park as part of a comprehensive strategy used in conjunction with other available programs and resources. Could be seen as the additional financial resource that enhances the benefits of activities undertaken as part of a URA in particular.

User Fees, Charges, or Surcharges

User fees are a tariff exchanged for a service or access to a facility. A surcharge is simply an added level of user cost atop a transaction that is already being processed. Whenever the fee is levied against a direct user relative to some activity or service, it can be thought of as a user fee. Most states, for example, impose a fee on rental cars that is often not available to any local governments.

Pros:

- strongly ties each unit of a consumed benefit with source of the revenue regardless of the transaction activity
- fees function as measures of the desired level of service constituents demand
- should discourage over production or underutilization
- unlikely to be cast as a tax
- absolutely best for activities with specific and identifiable users

Cons:

- almost certain to be the subject of a specific legislative action by the local or higher body
- such fees may deter public usage of services historically seen as community benefits
- raises the question of which services are more properly paid for through other taxes already paid to local government.
- not an altogether reliable source of funds for long term debt. May be problematic for certain operational costs.

Well suited to:

- specific services with discrete users, including both operating and capital items. Again, where legally permissible, could be very useful in College Park as part of a comprehensive strategy used in conjunction with other available programs and resources. Could be seen as that additional financial resource that enhances the benefits of activities undertaken as part of a URA in particular.

Developer Fees, Exactions, or Charges

In their broadest definition, these include any kind of costs or fees absorbed directly by a developer in the provision of a facility.

Here, the reference also includes impact fees though others might describe these separately. This category of charges or costs is certainly among those subject to the most flexibility and negotiation among the developer, local government, and other developers or individuals.

Pros:

- in areas of new or rapid growth, appears to avoid burdening existing constituents so these sources are politically attractive
- centers cost directly on the source of the emerging demand
- well within the police powers of local government [land development regulations] even in the era of anti-tax sentiment
- if properly structured can encourage preferred development patterns that maximize other efficiencies
- can apply to costs often envisioned or considered to be off-site improvements or needs
- unlikely to be cast as a tax.

Cons:

- may be viewed as a disincentive when encouraging investors to move to a redevelopment area
- conventional thinking about these sources does not deal with historical deficiencies or inadequacies
- if debt is placed privately, costs are increased to affected constituents who

might otherwise gain the marginal financial benefit of public resources.

- requires complex administrative systems to balance differing costs and physical needs area to area
- appear to offer flexibility but becomes controversial when costs are shared or negotiated outside of specific precedent
- almost universally confined to capital needs or expenses and not available for maintenance and related costs
- not a reliable source of funding suited to long term debt

Well suited to:

- large areas of new growth or rapid growth. This is rarely the situation in a redevelopment area.

Federal Spending, Grants, and Other Special Funding

These descriptions are limited given the range of opportunities that may be available. Some of the more attractive options today include New Market Tax Credits and the EB-5 immigrant investor program, both of which have very explicit rules and procedures. In general, the federal role in the support of redevelopment activities has been significant. Historically, the programs available are varied, competitive, and very specific to some activities. Still, it is virtually impossible to predict from year to year precisely how grants or special funding will be available and budgeted.

Pros:

- they are often windfall dollars for the local government
- leveraging value of grants can be strong because they maximize use of local financial resources
- their primary rationale is that there are certain hidden costs, spillovers, or externalities that extend beyond the local government and any obvious local funding initiative

Cons:

- they distort local decision making and hide true costs of services and capital expenditures

- often highly competitive but there may be preferred categories in which size or type of project warrants additional consideration
- they lead to overconsumption of local services and facilities
- most grants are likely to be conditional or restricted
- most grants are likely to require local funding matches that may otherwise be earmarked for other activity
- absolutely not a stable funding or financing source
- accountability is often poor although grants can impose rigid and consuming reporting standards

Well suited to:

- unusual, one-of-a kind major investments of varied life or utility

Privatization and Partnerships

Among the most exciting and controversial approaches to support redevelopment efforts or their related activities, these partnerships seek to involve the private sector in varied roles associated with design, financing, funding, construction and operation of improvements that will support or comprise a redevelopment activity. Generally, the objectives are to attract outside capital and to limit the public's use of capital dollars.

The arrangements can take many varied forms with the private sector potentially assuming full responsibility for all financial risk. If the public desires a "no risk" position in these arrangements, such a role materially limits the capital and the control available to government. Despite the attractiveness and the claims, there are few examples yet where the public has not assumed some risk or loss of control.

Pros:

- these may be the only approach that effectively creates new dollars for public use
- such dollars accrue outside of normal channels without impacting other government business

- if properly structured, can push political liability for rents and financial performance onto the private sector
- assumes private sector will maintain any assets to secure highest return.
- evidence of growing private market interest
- in many respects nothing new. The concept has been applied successfully for many services.
- if an existing asset is leased or sold, provides immediate opportunity to generate cash for other transportation activities

Cons:

- state law may not fully support this concept although it is consistent generally with the guidelines of URA
- governments highly criticized for surrendering what have come to be seen as public owned or controlled assets or programs
- concerns about accountability of public partners in such ventures
- sometimes difficult if not impossible to secure knowledgeable and capable partners locally
- requires extraordinary level of expertise and/or generates need for highly qualified consultants
- requires extraordinary discipline and organizational skills to implement

Well suited to:

- unusual, one-of-a kind major investments of extremely long life

Table 17 summarizes these initiatives by the pros and cons of each strategy.

Table 17: General Evaluation Matrix for Redevelopment Activities and Funding

Funding Option	PROS						CONS					
	Easily implemented	Easily administered	Strong revenue potential	Low to moderate political risk	Flexibility in use	Good source of support for debt financing	Some difficulties in implementing	Relatively difficult to administer	Limited revenue potential	Relatively high political risk	Less Flexibility	Limited support for debt financing
Tax Allocation Districts			X	X	X	X	X					
Use of the Urban Redevelopment Act	X	X			X				X			X
Enterprise Zones	X	X		X					X		X	
Revolving Loan Fund	X	X		X					X		X	X
Opportunity Zones	X	X		X					X		X	X
General fund	X	X								X		
Dedicated Property Taxes		X			X	X				X		
Special assessments	X		X	X	X	X		X				
General sales taxes		X				X	X		X	X	X	
User fees	X	X		X					X		X	X
Developer fees	X			X				X	X		X	X
Federal spending, grants, other				X				X			X	
Privatization			X	X	X	X	X	X				

How these should be applied will be largely a local decision based upon reaction to the Preferred TOD Plan and staff’s interest or capacity to apply the tools.

6.16 Overall Findings and

Recommendations

Sitting at the front door of the world's busiest airport, the City of College Park is well positioned to realize economic expansion and start re-attracting the population it lost as a result of the airport's expansion plans. More positively, a series of influences and conditions can materially invigorate the community's longer term population growth. Employment, housing opportunities, and extraordinary educational resources provide a favorable development outlook even if timing is less than clear. However, the growth envisioned in this analysis seems unlikely to occur without significant planning and public sector support which demonstrates the community's own confidence in itself and its future. Given the very conservative analysis completed, areas proximate to downtown and the MARTA station are obvious locations to direct incentives or support, drawing on the many strategies and programs described above.

A beginning point is understanding the potential to support new development around the MARTA station as that has been proposed by Atkins. Using the Preferred TOD Plan designed by Atkins (see Figure 6) as a guide to test the threshold demand needed to support mixed use in downtown College Park, the analysis concluded that the area's existing conditions and trends could sustain only limited growth. By contrast – assuming a number of key strategies and investments managed by staff – it was also concluded that the Hartsfield-Jackson Atlanta International Airport, GICC, the FAA, and other major employers in the city are the foundation for a forward looking series of initiatives. Together with programs or activities that align housing needs with jobs, it's reasonable to envision a substantial inflow of new dollars into the community. In effect, the data indicate the housing needs are so imbalanced relative to jobs and employment nearby that the market will readily adapt and correct if land resources are available and contextual conditions are corrected or improved.

The State of Georgia offers several relevant programs that have been used elsewhere in the region to deal with equally challenging circumstances. Though laws differ in other states, the themes common in the problems specific to

College Park have been addressed by similar programs elsewhere to assemble land, provide area wide strategies, and to induce development by removing selected financial obstacles.

That said, there are immediate and obvious opportunities. There is not a single major project that can be identified for near term implementation which would be as beneficial as leveraging or redirecting the many fixed pieces already in place. It is recommended that the City focus on a series of small projects intended to increase private investment and interest in the area which complement the substantial investments nearby and simultaneously demonstrate patterns of the community investing in itself. Extending this idea, implementation priorities and phases should respond to funding availability and market strengths, not solving the biggest problem, however that might be identified. In the end, successful short-term targeted strategies can create and sustain long-term value. Virtually all the tools or programs outlined in the previous pages provide the framework for this approach.

In the near term (5 to 10 years), residential and parking should be targeted for attention and redevelopment opportunities. Attracting new residents to the downtown core to take advantage of a major regional employment center, easy access to MARTA and major highways, and the City's coveted private school is a fundamental and very viable strategy in the present circumstance. Parking to support the area is also important because of its incremental cost relative to other public facilities. Parking infrastructure should not be considered on a project by project basis, but should address the parking needs for a district, or larger area. The community's demand for retail will increase as redevelopment progresses with household formations and parking. To the degree retail should be targeted, efforts should focus on investor improvements which might be supported with selected grants or lower interest loans.

Based on current economic and market conditions, other uses, such as office and hotel will require some time to be viable in the market place. Additional hotel rooms may be warranted as visitation increases to the GICC. There should be a marketing effort initiated to target

the large influx of visitors to this facility to attract them into downtown. These softer marketing efforts may need to be accompanied by selected signage, streetscape or other corridor upgrades that link the convention area to the downtown core. It is also recommended that a data tracking system is initiated to identify spending patterns and other characteristics from visitors to the GICC.

Build-out of the proposed plan identified in Figure 6 would generate significant tax revenue for the City of College Park and other affected taxing entities. Applying taxable values consistent with other TOD projects around the region, Table 18 summarizes the real and personal property tax revenues associated within the build-out of the preferred alternative plan. For comparison purposes, the 2011 total taxable value for real and personal property in the city was \$1,186,927,000, equating to approximately \$12,622,000 in property taxes for the city.

Table 18: Summary of Annual Property (Real) Tax Revenues at Build-Out

Use	Units/SF	Total FMV	Assessed Value		Ad Valorem Revenue	
			Real	Personal	City of College Park	Fulton County
Residential						
Single Family - For Sale	11	\$ 1,925,000	\$ 770,000	\$ 115,500	\$ 10,236	\$ 25,948
Multifamily - Rental	562	56,200,000	22,480,000	3,372,000	298,849	757,541
Office	134,700	21,888,750	8,755,500	1,313,325	116,396	295,047
Retail	221,550	36,001,875	14,400,750	2,160,113	191,444	485,283
Hotel	150	11,250,000	4,500,000	675,000	59,823	151,643
		\$ 127,265,625	\$ 50,906,250	\$ 7,635,938	\$ 676,748	\$ 1,715,462

The retail and hotel uses within the program also generate sales tax revenues flowing directly into the City's coffers. Table 19 presents a summary of sales tax revenues resulting from implementing the program described in Table 15.

Table 19: Summary of Annual Sales Tax Revenues at Build-Out

Sales from:	Taxable Sales	Sales Tax Revenue ¹	
		City of College Park	Fulton County
Retail	\$ 57,879,938	\$ 578,799	\$ 1,157,599
Hotel	3,094,744	30,947	61,895
Total	\$ 60,974,681	\$ 609,747	\$ 1,219,494

¹ Sales Tax Rates: College Park (1%); Fulton County (2.0%)

The amount of potential tax revenues generated by the new development is particularly important should the city opt to create a TAD and utilize TIF as one of its redevelopment initiatives. By using TIF, the City would be able to create significant financial incentives for targeted redevelopment within one-half mile from the station.



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8105

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

FROM: Terrence R. Moore, City Manager

RE: Multifamily Maintenance Ordinance

Please see the attached draft ordinance requiring multi-family apartment complex owners to register for a “Rental Permit” and other relevant changes.

This ordinance would repeal in its entirety Division 3 (Multi-family Residential) of Article V (Housing and Buildings) in Chapter 5 (Buildings) of the City’s Code of Ordinances and replace it with the text found attached in “Exhibit A”. The ordinance retains all of what is currently found in Division 3 of Article V in Chapter 5, but reorders the sections and adds the requirements for the Rental Permit registration as highlighted by the underlined text.

Thank you.

ATTACHMENTS:

- Apartment Complex Permit Ordinance V2 (DOCX)

Review:

- Terrence R. Moore Completed 04/29/2020 3:28 PM
- Rosylene Robinson Completed 04/29/2020 3:43 PM
- City Attorney's Office Completed 04/30/2020 11:28 AM
- Inspections Pending
- Terrence R. Moore Completed 04/30/2020 3:40 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

1 STATE OF GEORGIA

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3 CITY OF COLLEGE PARK

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5 ORDINANCE NO. 2020-_____

6

7 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, THE CITY OF COLLEGE
8 PARK, GEORGIA, BY AMENDING DIVISION 3 (MULTI-FAMILY RESIDENTIAL) OF
9 ARTICLE V (HOUSING) IN CHAPTER 5 (BUILDINGS) IN ITS ENTIRETY; TO
10 PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO
11 PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

12 WHEREAS, the governing body of the City of College Park, Georgia (“City”) is the
13 Mayor and Council thereof; and

14 WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-
15 3 to adopt ordinances relating to its property, affairs, and local government; and

16 WHEREAS, the governing authority recognized the need for a registration program
17 for residential rental units located within the City in order to ensure rental units meet all
18 applicable building, health, and safety codes; and

19 WHEREAS, the Mayor and City Council recognize that the most efficient system is
20 the creation of a program requiring apartment complex owners to register for a permit so
21 that an inventory of rental properties and verification compliance can be made by City
22 officials; and

23 **WHEREAS**, the Mayor and Council of the City of College Park by ordinance
24 approve of the requirement for a registration permit through the exercise of its municipal
25 powers; and

26 **WHEREAS**, the public health, safety, morals, and general welfare of the citizens of
27 the City will be positively impacted by the adoption of this Ordinance.

28 **NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE**
29 **MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK**, and by the authority
30 thereof:

31 **Section I.** The Code of Ordinances of the City of College Park, Georgia is hereby
32 amended by repealing the text of Division 3 (“Multi-Family Residential”) of Article V
33 (“Housing”) in Chapter 5 (“Buildings”) in its entirety and inserting in lieu thereof the
34 provisions set forth in Exhibit “A”, which is attached hereto and made a part hereof by
35 reference.

36 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby
37 incorporated by reference as if fully set out herein.

38 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that
39 all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon
40 their enactment, believed by the Mayor and Council to be fully valid, enforceable and
41 constitutional.

42 (b) It is hereby declared to be the intention of the Mayor and Council that, to the
43 greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase
44 of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase

45 of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council
46 that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase
47 of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause
48 or phrase of this Ordinance.

49 (c) In the event that any phrase, clause, sentence, paragraph or section of this
50 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
51 otherwise unenforceable by the valid judgment or decree of any court of competent
52 jurisdiction, it is the express intent of the Mayor and Council that such invalidity,
53 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render
54 invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
55 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
56 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance
57 shall remain valid, constitutional, enforceable, and of full force and effect.

58 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby
59 expressly repealed.

60 **Section 5.** This Ordinance shall be codified in a manner consistent with the laws of
61 the State of Georgia and the City.

62 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
63 otherwise specified herein.

64

65 [SIGNATURES CONTAINED ON NEXT PAGE]

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ORDAINED this _____ day of _____, 2020.

CITY OF COLLEGE PARK, GEORGIA

BIANCA MOTLEY BROOM, Mayor

ATTEST:

SHAVALA MOORE, City Clerk

APPROVED AS TO FORM:

WINSTON DENMARK, City Attorney

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EXHIBIT A

[See Attached]

126 **Sec. 5-100. - Findings and purpose.**

127 The mayor and council hereby find that there is a need to protect the health, safety and
 128 general welfare of residents of the city living in multi-family housing furnished to them through
 129 payment of money to the owner of the property or management company. The purposes of this
 130 division include:

- 131 (1) To maintain a quality and stability of multi-family rental housing;
- 132 (2) To correct and prevent conditions that adversely affect, or are likely to adversely affect
 133 the life, safety, welfare and health of occupants of multi-family rental housing;
- 134 (3) To provide minimum standards necessary for the health and safety of the occupants of
 135 multi-family rental housing;
- 136 (4) To require a registration permit to ensure rental units meet all applicable building, fire,
 137 health, and safety codes;
- 138 (5) To provide standards of maintenance of multi-family rental housing to prevent blight
 139 and slums; and
- 140 (6) To preserve the value of land and buildings throughout the city.

141

142 It is not the city's intent to intrude upon the fair and accepted contractual relationship
 143 between tenant and landlord. The city does not intend to intervene as an advocate of either
 144 party, or to act as an arbiter, or to be receptive to the complaints of a tenant or landlord not
 145 specifically and clearly relevant to the provisions of this division. In the absence of such
 146 relevancy with regard to rental disputes, it is intended that the contracting parties exercise such
 147 legal rights as are available to them without the intervention of the city.

148 The provisions of this division are in addition to, not in lieu of, other applicable standard
 149 codes, including, but not limited to, International Property Maintenance Code, International
 150 Building Code and International Fire Code, as adopted by the city.

151

152 **Sec. 5-101. - Definitions.**

153 The following words, terms and phrases, when used in this Division, shall have the
 154 meanings ascribed to them in this section, except where the context clearly indicates a
 155 different meaning:

156

157 Affordable Housing Property means a rental unit located in a building that is:

158

- 159 i. Subject to a Regulatory Agreement or Use Agreement with the United States
 160 Department of Housing and Urban Development (HUD).

161

162 *Certified building inspector* means a person inspecting for compliance with the various
 163 adopted codes, including the provisions of this division, who is a licensed design professional
 164 (architect or engineer) or holds one of the following certifications from the International Code

165 Council (ICC): property maintenance and housing inspector, housing rehabilitation inspector,
 166 building inspector, building plan examiner or commercial combination inspector. Certified
 167 building inspector shall also include his or her designee.

168 *Code compliance certificate* means a certificate executed by a certified building inspector
 169 and stating compliance with those minimum standards described herein or in an applicable
 170 property maintenance or building code adopted by the city.

171 *Excessive littering* means the discarding of any rubbish, trash, garbage, debris, abandoned
 172 personal items, etc., in the common areas of the multi-family rental property that so degrades
 173 the appearance of the property that, in the view of a reasonable person, detracts from the natural
 174 cleanliness or safety and/or exhibits a foul or noxious odor.

175 *Lease* means any written or oral agreement which sets forth any and all conditions
 176 concerning the use and occupancy of multi-family rental dwellings or multi-family rental units.

177 *Manager* means an individual or agent of a corporation charged by the owner with ensuring
 178 the multi-family rental property, including its common areas and rental units, are compliant
 179 with all applicable building and property maintenance codes, including the provisions of this
 180 division.

181 *Multi-family rental property* or *multi-family residential property* means any property
 182 containing multi-family structure(s) or other facility promised and/or leased to a residential
 183 tenant or tenants for use as a home, residence, or sleeping unit, and containing five (5) or more
 184 rental units. This definition includes, but is not limited to, multiple-family dwellings, multiple-
 185 family apartment units, boardinghouses, rooming houses, group homes, and flats.

186 *Occupancy* means all tenants, lessees and persons residing within a rental unit.

187 *Owner* means any person, agent, firm, or corporation having a legal or equitable interest in
 188 a multi-family residential property.

189 *Owner-occupied* means any part of a multi-family rental property used as living quarters
 190 by the owner of said structure where other parts of the structure are used as rental units. The
 191 living quarters occupied by the owner shall be considered a rental unit for purposes of this
 192 division.

193 *Rental Permit* means the permit, including its fees and necessary information, required by
 194 the City to allow rental units owed by an individual(s) and/or corporation(s) to be occupied.

195 *Rental unit* means any one area, room, structure, flat, apartment, or facility of a multi-
 196 family rental property designed to be leased or rented to a tenant, group of tenants, or family
 197 under one lease, or under terms of joint and severable liability.

198 *Responsible local agent* means a natural person having his or her place of residence in
 199 Fulton or Clayton County and/or a professional or a licensed real estate management firm
 200 with an office located in either Fulton or Clayton County.

201 *Substantial renovation* means a renovation in which at least fifty (50) percent of the
 202 buildings in the multi-family rental property are removed or replaced in such a way that it
 203 materially increases the value of the property or substantially prolongs the useful life of the
 204 property. In order to be classified as a "substantial renovation" under this division, the

205 renovations must affect every building on the multi-family residential property, affect every
206 rental unit in each building and affect every room in each rental unit.

207 *Tenant* means a legal occupant of any rental unit with the exception of an owner-occupied
208 unit.

209

210 **Sec. 5-102. - Applicability.**

211 (a) This division shall apply to any multi-family residential property which is at least five (5)
212 years old since the issuance of the original code compliance certificate(s) of occupancy for
213 the units and common areas of the property.

214 (b) Multi-family residential properties more than five (5) years old since the issuance of the
215 original certificate(s) of occupancy that have had substantial renovations accomplished in
216 the previous five (5) years may receive a waiver from the application of this ordinance by
217 showing proof to the chief building official of valid code compliance certificate(s) of
218 completion and/or occupancy stemming from the substantial renovation. This waiver shall
219 be valid for a period of five (5) years following the date of completion of the substantial
220 renovation and will not impact the renewal terms required by the "Rental Permit".

221 (c) All multi-family residential properties are subject to the "Rental Permit" requirements.

222

223 **Sec. 5-103. Rental Permit Requirement.**

224 No person shall lease, rent, or otherwise allow a rental unit within the City to be occupied
225 without first obtaining a rental permit from the Certified Building Inspector and
226 designating a responsible local agent.

227

228 **Sec. 5-104.- Rental Permit Registration.**

229 (a) Registration forms.

230 Rental permit registration shall be made upon forms furnished by the City and shall
231 require all of the following information:

232

233 (1) The street address and block and lot number of the rental unit(s);

234 (2) The number and types of rental units within the rental property;

235 (3) Name, residence address, telephone number, and where applicable, an E-mail
236 address, mobile telephone number, and facsimile number of all property owners of
237 the rental unit(s);

238 (4) Name, residence address, telephone number, and where applicable, an E-mail
239 address, mobile telephone number, and facsimile number of the responsible local
240 agent designated by the owner, if applicable;

241 (5) The name, address, telephone number, and where applicable, an E-mail address,
242 mobile telephone number, and facsimile number of the person authorized to collect
243 rent from the tenants;

244 (6) The name, address, telephone number, and where applicable, an E-mail address,
 245 mobile telephone number, and facsimile number of the person authorized to make or
 246 order repairs or services for the property, if in violation of City or State codes, if the
 247 person is other than the owner or the responsible local agent;

248 (7) The name, address and telephone number of any lien-holder(s) on the rental unit
 249 or the real property on which the rental unit is located at time of annual registration;

250 (8) A copy of a current valid occupancy permit for the property shall be provided at
 251 the initial application; and

252 (9) A current list of all vendors or provider of services used by the owner, landlord,
 253 property owner, or responsible local agent that provide the following services,
 254 including but not limited to, HVAC, plumbing, electrical, fire and alarm system
 255 safety, building, and other similar type work performed.

256 (i) The list shall include the name of the person/entity, telephone number, and
 257 where applicable, an E-mail address, and mobile telephone number; and

258 (ii) The list shall include any and all vendors/businesses used within the past
 259 year.

260
 261 (b) Accurate and complete information.

262
 263 All information provided on the registration form shall be accurate and complete. No
 264 person shall provide inaccurate information for the registration of a rental unit, or
 265 fail to provide the information required for such registration. The registration form
 266 shall be signed by the property owner(s) or the designated responsible local agent,
 267 where applicable. When the owner is not a natural person, the owner information
 268 shall be that of the president, general manager or other chief executive of the
 269 organization. When more than one (1) person has an ownership interest, the required
 270 information shall be provided for each owner.

271
 272 (c) Change in registration information or transfer of property.

273
 274 (1) Except for a change in the registered local agent, the property owner of a rental
 275 unit registered with the City shall re-register within sixty (60) calendar days after any
 276 change occurs in the registration information.

277 (2) If the property is transferred to a new owner, the new property owner of a
 278 registered rental unit shall re-register the rental unit within sixty (60) calendar days
 279 following the transfer of the property.

280 (3) Property owners shall notify the Department of Code Enforcement and Building
 281 Inspections of any change in the designation of the registered local agent, including
 282 a change in name, address, E-mail address, telephone number, mobile telephone
 283 number or facsimile number of the designated registered local agent within five (5)
 284 business days of the change.

285
 286 (d) Registration term and renewals.

287

288 Registration of a rental unit shall be effective for one (1) year from the date of
 289 issuance. The property owner shall re-register, annually, each rental unit with the
 290 City, thirty (30) calendar days prior to the expiration of the registration of the rental
 291 unit.

292

293 (e) Responsibilities of owner and/or responsible local agent.

294

295 The owner and/or responsible local agent shall be responsible for all the following:

296

297 (1) Operating the registered rental unit in compliance with all applicable City
 298 ordinances; and

299 (2) Providing access to the rental unit in compliance with all applicable City
 300 ordinances; and

301 (3) The owner may designate a responsible local agent for the acceptance of all legal
 302 notices or services of process with respect to the rental units. If not a resident of
 303 Fulton or Clayton County, and if no responsible local agent is designated, the owner
 304 and landlord, by virtue of execution and acknowledgement of the registration form,
 305 will accept service of original process for matters related only to the rental units by
 306 accepting service of process in accordance with the Georgia Rules of Civil Practice
 307 and Procedure.

308

309 (f) Fees.

310

311 (1) The City Council shall establish an appropriate fee for rental permit registration
 312 and may review and increase such fees on an annual basis.

313

314 (2) Fee schedule:

315 (i) Annual rental registration permit fee: fifty dollars (\$50.00) per unit
 316 for parcels that house ten (10) or fewer units; forty dollars (\$40.00)
 317 per unit for parcels that house between eleven (11) and one hundred
 318 (100) units; and thirty dollars (\$30.00) per unit for parcels that house
 319 more than one hundred (100) units (plus applicable charges).

320

321 (ii) Three (3) years after this ordinance is initially implemented:

322

323 a. Any unit that has passed its inspection shall be eligible to renew
 324 their Rental Registration Permit at half of the normally applicable
 325 fee. In addition, said units shall only be required to be inspected
 326 once every five (5) years, other sections of this law
 327 notwithstanding.

b. Any unit that has not passed its inspection shall be inspected at the discretion of the Department of Code Enforcement and Building Inspections until such time that it does pass an inspection.

(iii) Affordable Housing Properties shall be exempt from the Annual Rental Registration Permit Fee.

Sec. 5-105. - Minimum Standards.

The provisions of this section are intended to comply with the Housing Quality Standards of the U.S. Department of Housing and Urban Development for Section 8 Housing. If the provisions herein are different from the housing quality standards, the most restrictive provisions shall control.

(a) Sanitary facilities.

(1) Performance requirements. Each rental unit must include sanitary facilities located therein. The sanitary facilities must be in proper operating condition and adequate for personal cleanliness and disposal of human waste. The sanitary facilities must be usable in privacy.

(2) Acceptability criteria.

(i) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.

(ii) The rental unit must have a fixed basin in proper operating condition with a sink trap and hot and cold running water.

(iii) The rental unit must have a shower or a tub in proper operating condition with hot and cold running water.

(iv) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).

(b) Food preparation and refuse disposal.

(1) Performance requirement.

(i) The Rental Unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

(ii) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g. garbage cans).

(2) Acceptability criteria.

(i) The rental unit must have an oven and a stove or range and a refrigerator of appropriate size for the occupant(s). All of the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the occupant(s).

367 (ii) The rental unit must have a kitchen sink in proper operating condition with
 368 a sink trap and hot and cold running water. The sink must drain into an
 369 approvable public or private system.

370 (iii) The rental unit must have space for the storage, preparation, and serving of
 371 food.

372 (iv) There must be facilities and services for the sanitary disposal of food waste
 373 and refuse, including temporary storage facilities where necessary (e.g.
 374 garbage cans).

375 (c) Space and security.

376 (1) Performance requirement. The rental unit must provide adequate space and
 377 security for the occupant(s).

378 (2) Acceptability criteria.

379 (i) At a minimum, the rental unit must have a living room, a kitchen area, and
 380 a bathroom.

381 (ii) The rental unit must have at least one bedroom or living/sleeping room for
 382 every two (2) occupants. Children of opposite sex, other than very young
 383 children, may not be required to occupy the same bedroom or living/sleeping
 384 room.

385 (iii) Rental unit windows that are accessible from the outside, such as basement,
 386 first floor, and fire escape windows, must be lockable (such as window units
 387 with sash pins or sash locks, and combination windows with latches).
 388 Windows that are nailed shut are acceptable only if these windows are not
 389 needed for ventilation or as an alternate exit in case of fire.

390 (iv) The exterior doors of the rental unit must be lockable. Exterior doors are
 391 doors by which someone can enter or exit the rental unit.

392 (d) Thermal environment.

393 (1) Performance requirement. The rental unit must have and be capable of
 394 maintaining a thermal environment healthy for the human body.

395 (2) Acceptability criteria.

396 (i) There must be a safe system for heating and cooling the rental unit. The
 397 system(s) must be in proper operating condition. The system(s) must be able
 398 to provide adequate heat or cooling either directly or indirectly, to each room,
 399 in order to assure a healthy living environment appropriate to the Georgia
 400 climate.

401 (ii) The rental unit must not contain unvented room heaters that burn gas, oil,
 402 or kerosene. Electric heaters with a dedicated source are acceptable. Such
 403 electric heaters must be approved by the fire marshal prior to use.

404 (e) Illumination and electricity.

405 (1) Performance requirement. Each room must have adequate natural or artificial
 406 illumination to permit normal indoor activities and to support the health and safety

407 of occupant(s). The rental unit must have sufficient electrical sources so occupants
 408 can use essential electrical appliances. The electrical fixtures and wiring must
 409 ensure safety from fire. Common areas must be lit appropriately.

410 (2) Acceptability criteria.

411 (i) There must be at least one window in the living room and in each sleeping
 412 room.

413 (ii) The kitchen area and the bathroom must have a permanent ceiling or wall
 414 light fixture in proper operating condition. The kitchen area must also have
 415 at least one electrical outlet in proper operating condition.

416 (iii) The living room and each bedroom must have at least two electrical outlets
 417 in proper operating condition.

418 (iv) Common areas of the multi-family rental property, including, but not
 419 limited to, hallways, staircases, parking lots and/or decks, pools and
 420 clubhouses shall be lighted at all times with an artificial lighting system. The
 421 said system shall provide at least two-foot candles of illumination on all parts
 422 thereof, at all times, by means of property located electric light fixtures,
 423 provided such artificial lighting may be omitted from sunrise to sunset where
 424 an adequate amount of natural light is provided. Any multi-family rental
 425 property having at least ten (10) rental units must have said required lighting
 426 system on an emergency circuit.

427 (f) Structure and materials.

428 (1) Performance requirement. The rental unit must be structurally sound. The
 429 structure must not present any threat to the health and safety of the occupant(s)
 430 and must protect the occupant(s) from the environment.

431 (2) Acceptability criteria.

432 (i) Ceilings, walls and floors must not have any serious defects such as severe
 433 bulging or leaning, large holes, loose surface materials, severe buckling,
 434 missing parts, or other serious damage.

435 (ii) The roof must be structurally sound and weathertight.

436 (iii) The exterior wall structure and surface must not have any serious defects
 437 such as serious leaning, buckling, sagging, large holes, or defects that may
 438 result in air infiltration or vermin infestation.

439 (iv) The condition and equipment of interior and exterior stairs, halls, porches,
 440 walkways, etc., must not present a danger of tripping and falling. For
 441 example, broken or missing steps or loose boards are unacceptable.

442 (v) Elevators must be working and safe.

443 (g) Interior air quality.

444 (1) Performance requirement. The rental unit must be free of pollutants in the air at
 445 levels that threaten the health of the occupant(s).

446 (2) Acceptability criteria.

- 447 (i) The rental unit must be free from dangerous levels of air pollution from
 448 carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.
- 449 (ii) There must be adequate air circulation in the rental unit.
- 450 (iii) Bathroom areas must have one openable window or other adequate exhaust
 451 ventilation.
- 452 (iv) Any room used for sleeping must have at least one window. If the window
 453 is designed to be openable, the window must work.
- 454 (h) Water supply.
- 455 (1) Performance requirement. The water supply must be free from contamination.
- 456 (2) Acceptability criteria. The rental unit must be served by an approvable public or
 457 private water supply that is sanitary and free from contamination.
- 458 (i) Lead-based paint performance requirement. The Lead-Based Paint Poisoning
 459 Prevention Act (42 U.S.C. §§ 4821—4846), the Residential Lead-Based Paint Hazard
 460 Reduction Act of 1992 (42 U.S.C. §§ 4851—4856), and implementing regulations at
 461 part 35, subparts A, B, M, and R of Title 24 of the Code of Federal Regulations apply
 462 to all Rental Units.
- 463 (j) Access performance requirement. The rental unit must be able to be used and
 464 maintained without unauthorized use of other private properties. The building must
 465 provide an alternate means of exit in case of fire (such as fire stairs or egress through
 466 windows).
- 467 (k) Site and neighborhood.
- 468 (1) Performance requirement. The site and neighborhood must be reasonably free
 469 from disturbing noises and reverberations and other dangers to the health, safety,
 470 and general welfare of the Occupant(s).
- 471 (2) Acceptability criteria. The site and neighborhood may not be subject to serious
 472 adverse environmental conditions, natural or manmade, such as dangerous walks
 473 or steps, instability, flooding, poor drainage, septic tank back-ups or sewage
 474 hazards, mudslides, abnormal air pollution, smoke or dust; excessive noise,
 475 vibration or vehicular traffic, excessive accumulation of trash, vermin or rodent
 476 infestation, or fire hazards.
- 477 (l) Sanitary condition.
- 478 (1) Performance requirement. The rental unit and its equipment must be in sanitary
 479 condition.
- 480 (2) Acceptability criteria. The rental unit and its equipment must be free of vermin
 481 and rodent infestation.
- 482 (m) Smoke detectors performance requirement. Each rental unit must have at least one
 483 (1) battery-operated or hard-wired smoke detector, in proper operating condition, on
 484 each level of the rental unit, including basements but excepting crawl spaces and
 485 unfinished attics. Smoke detectors must be installed in accordance with and meet the
 486 requirements of the National Fire Protection Association Standard (NFPA) 74, or its

487 successor standards. If the rental unit is occupied by any hearing-impaired person,
 488 smoke detectors must have an alarm system, designed for hearing-impaired persons as
 489 specified in the NFPA 74 or successor standards.

490 (n) *Derelict automotive vehicles.*

491 (1) Owners are subject to the provisions of this Code, including but not limited to
 492 article II of chapter 12, regarding keeping of derelict automotive vehicles (as
 493 defined in section 12-31). For purposes of enforcement of such provisions against
 494 owners of multi-family rental properties, any area in which the parking of vehicles
 495 is allowed on the property shall be synonymous with the terms "driveways," "front
 496 yards," "side yards" and "rear yards."

497 (2) Owners shall maintain on their properties an enclosed area in which existing
 498 tenants may store derelict automotive vehicles. All derelict automotive vehicles
 499 stored in this enclosed area must remain covered by an opaque material, including
 500 but not limited to cloth, at all times, except when such vehicles are actively being
 501 repaired. The enclosed area must be maintained by owner pursuant to this Code,
 502 including but not limited to the provisions of article II of chapter 12. In order for
 503 existing tenants to store derelict automotive vehicles, such existing tenants must
 504 actively be repairing such derelict automotive vehicles.

505 **Sec. 5-106. - Building identification numbers.**

506 (a) Any building on the property containing at least one (1) rental unit shall have
 507 approved address numbers, building numbers or approved building identification placed in
 508 a position that is plainly legible and visible from the street or road fronting the building.
 509 These numbers shall contrast with their background and shall be Arabic numerals, be a
 510 minimum of four (4) inches high with a minimum stroke width of 0.5 inches.

511 (b) The building identification numbers must include all rental unit numbers present in
 512 that building (i.e. 100—110, etc.) written in the style as, and placed directly underneath,
 513 the building identification number. Such numbers shall be plainly visible on each side of a
 514 building facing any portion of a street or road (whether public or private) passing by said
 515 building.

516 (c) If a multi-family residential property contains more than one (1) street on which any
 517 building containing a rental unit fronts, any intersection of such streets must contain plainly
 518 readable directional signs on each side of the intersection detailing by number the direction
 519 where the main entrance to each building and/or rental unit is located.

520 **Sec. 5-107. - Inspection requirements.**

521 (a) Unless otherwise exempted by this division, before any rental unit is occupied by a
 522 new tenant(s), or every five (5) years of an existing tenancy, the rental unit shall be
 523 inspected by a certified building inspector for:

524 (1) compliance with the minimum standards delineated in this division and any
 525 other applicable standard codes, and said certified building inspector shall submit a
 526 code compliance certificate to the chief building official; and

527 (2) compliance with the registration permit program.

528 (b) Certified building inspector requirements. All inspectors wishing to submit or
 529 participate in the inspection program herein must comply with the following requirements:

530 (1) The inspector must be a licensed design professional (architect or engineer) or
 531 hold one of the following certifications from the International Code Council (ICC):
 532 property maintenance and housing inspector, housing rehabilitation inspector,
 533 building inspector, building plan examiner or commercial combination inspector.

534 (2) The inspector must submit a copy of his or her business license and applicable
 535 certification to the city to be placed on an approved inspector list prior to inspecting
 536 any apartment complex.

537 (3) The inspector must meet with the chief building official upon approval prior to
 538 performing any services to comply with this division.

539 (4) Mandatory meetings may be called by the city which all inspectors participating
 540 in the program must attend. Ample notice will be provided by the city of no less than
 541 two (2) weeks.

542 (5) The city shall keep a list of certified building inspectors and all code compliance
 543 certificates must be signed and dated by one of the approved inspectors on this list in
 544 order to comply with the requirements of this division.

545 (c) Penalty for false certification and false inspection.

546 (1) An owner who knowingly participates in furnishing a code compliance certificate
 547 to the city which contains a false certification that any applicable rental unit is in
 548 compliance with those standards contained herein shall be guilty of a violation of this
 549 Code for each rental unit for which the certification is shown to be false and can be
 550 fined as provided by this Code for each violation.

551 (2) A certified building inspector who furnishes a code compliance certificate which
 552 knowingly contains fraudulent information that a rental unit meets the required
 553 standards shall be guilty of a violation of the City Code and the certified building
 554 inspector's right to submit code compliance certificates to the city shall be suspended
 555 by the chief building official for a stated period of time not more than five (5) years.

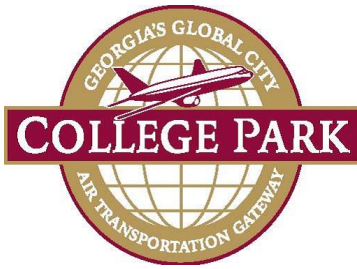
556 (d) Common area lighting assessment. Every six (6) months, the multi-family residential
 557 property shall submit to a common area lighting assessment for compliance with the
 558 provisions of this division for common area lighting. It shall be the duty of the owner and/or
 559 manager to request said assessment from the chief building official and failure to do so
 560 timely and/or failing the assessment inspection shall subject the owner and/or manager to
 561 a citation for each day the multi-family residential property is not compliant with the
 562 common area lighting requirements of this division.

563 **Sec. 5-108. - Administration, violations and enforcement.**

564 (a) The chief building official shall be responsible for administering and enforcing the
 565 provisions of this division and shall be responsible for citing the owner and/or a manager
 566 of the property with any violations of the provisions of this division. Each violation shall
 567 subject the owners and/or manager to a possible one thousand dollars (\$1,000.00) fine
 568 and/or six (6) months in jail.

569 (b) Subject to the provisions of O.C.G.A. § 44-7-55(c), as a result of a dispossessionary
570 proceeding, neither the owner, the manager or the tenant shall leave and abandon any
571 personal property of the tenant on the right-of-way or city-owned property, and shall not
572 leave said personal property in the common areas of the multi-family rental property for
573 longer than twenty-four (24) hours. After twenty-four (24) hours, the owner or designee
574 shall place the personal property inside a storage unit on the multi-family rental property
575 or a rental storage unit off the property until such time as it is claimed by the former tenant
576 or is otherwise abandoned in accordance with the provisions of the lease, court order, or
577 operation of law.

578 (c) Excessive littering on the multi-family rental property shall be a violation of this
579 division, and a warning to the owner and/or manager shall be given to clean-up same. If
580 the excessive littering has not been cleaned up within three (3) days of the date of the
581 official warning, the chief building official shall cite the owner and/or manager with a
582 violation. Each day thereafter shall be cause for an additional citation for violation of this
583 provision until such time as the excessive littering is cleaned up.



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8104

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Althea Philord-Bradley, Director of Finance & Accounting

RE: Delinquent Property Tax Payers Update

PURPOSE: To provide Mayor and Council with the most recent status of the top ten delinquent property tax payers.

REASON: To provide Mayor and Council with the names, addresses, and outstanding balances of the top ten delinquent property tax payers as well as a brief update on collection efforts.

RECOMMENDATION: To proceed with established policies and procedures to ensure collection of these accounts. To escalate the collection process as appropriate to minimize the loss of revenue.

BACKGROUND: The City of College Park contracts with GTS (Government Tax Services) to facilitate the collection of delinquent accounts to the extent necessary. Past collection efforts have included GTS providing assistance with filing liens and assisting with tax sales.

COST TO CITY: Varies with each situation.

BUDGETED ITEM: None.

REVENUE TO CITY: Varies with each situation.

CITY COUNCIL HEARING: May 4, 2020

OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: Aggressive collection efforts to full extent of the law.

STAFF: Philip Latona, Property Tax Accountant

ATTACHMENTS:

- Top Ten Delinq Property Tax Accounts 04272020 (PDF)
- Top Ten Delinq Property Tax Accounts 04272020 2018 (PDF)

Review:

- Althea Philord-Bradley Completed 04/29/2020 10:43 AM
- Rosyline Robinson Completed 04/29/2020 2:47 PM
- Terrence R. Moore Completed 04/29/2020 3:33 PM
- Mayor & City Council Pending 05/04/2020 7:30 PM

**City of College Park
 Department of Finance & Accounting
 Top Ten Delinquent Property Tax Accounts
 As of April 27, 2020**

Lien	Taxpayer Name	Property Address	Business Name If Known	Amount	District - Tax Type	Additional Comments	Tax Years
Filed	Yeasmin Enterprises	5010 Old National Hwy	Ramada Plaza	\$ 107,608.48	Fulton - Real	3/19/20 Emailed GM - looking for closing date. Reminded tax lien to be filed next week.	2019
Filed	BK & J Hotel Group	1551 Phoenix Blvd	Howard Johnson	\$ 82,420.81	Clayton - Real & Personal	3/19/20 Emailed GM - informed her of outstanding balance and reminded of lien filing next week.	2019
Filed	Kelco/RG Atlanta LLC	4601 Best Rd	Holiday Inn Express	\$ 80,988.97	Fulton - Real	3/20/20 Per Kelco President and/or Vincent Clark - Comm'l Appraisal Mgr Fulton County Tax Assessor - valuation hearing postponed - belief is Assessment will return to 2018 values. Client has paid 50% already of original tax. Delinquent balance would be eliminated with reduction of assessment	2019
	KSG Georgia LLC	4820 Massachusetts Blvd	La Quinta Inn	\$ 49,087.04	Clayton - Real	3/19/20 Emailed GM - informed him of outstanding balance and reminded of lien filing next week.	2019
	ATA Investments Various Investors	5271 W Fayetteville Rd		\$ 25,767.64	Clayton - Real	Tax Parcel subdivided into 93 parcels - all foreign investors. 3 out of 93 paid - Online tax platform can't process international credit cards.	2019
	Virtual Citadel	2380 Godby Rd		\$ 9,989.48	Fulton - Real	2/17/20 Received Chapter 7 Bankruptcy filing. Hearing this week to be attended by legal	2019
	Crystal Equities LLC	2601 Roosevelt Hwy	Crystal Equities	\$ 9,780.35	Fulton - Real	3/19/20 Emailed Property Mgrs. Email correspondence states it will be paid before we file lien in April.	2019
	Excalibur Investments LLC	1640 East Virginia Ave & Vacant lot on Jackson St		\$ 6,101.38	Fulton - Real	3/19/20 Resending Statements - looking for a viable telephone number	2019
	Aveum Investments	2227 & 2245 Godby Rd		\$ 5,026.00	Fulton - Real	4/27/20 Reaching out to Mortgage Co. Contact. Also noticed July 2019 Bankruptcy filing	2019
	No Limits Community Development	3581 Main St		\$ 4,064.84	Fulton - Real	4/27/20 Emailed Property Owner	2019

Intent to FiFa (Tax Lien) Notices mailed out on/about March 23, 2020. Owners have 30 days to pay prior to Lien filing.

Y Represents Lien filed against account.
 NA Signifies account has not met statutory requirement for lien to be filed

Inactive Account - off active list - candidates to write-off

Level Concrete Co.	2560 West Point Avenue	Proximity of Metro Mustang	\$ 24,296.90	Fulton - Personal Property	Corporation dissolved 5/16/2008	2000-2003
Western Pacific	Airline		39,223.87	13K Base Ad Valorem	Chapter 11 - February 1998	
Vanguard Airlines	Airline		9,234.39	Public Utility Digest - Clayton	Ceased Operations July 29, 2002	
PSINet Inc			11,664.54	Fulton - Personal Property		
Larry Jones	0 Camp Creek Pkwy		10,056.66	Fulton - Real	way	1992-2014
F H Kilgore	0 Camp Creek Pkwy		5,604.69	Fulton - Real	Parcel Mapping discrepancy	1992-2014

City of College Park
Department of Finance & Accounting
Top Ten Delinquent Property Tax Accounts
As of April 27, 2020

Lien	Taxpayer Name	Property Address	Business Name If Known	Amount	District - Tax Type	Additional Comments	Tax Years
Y	Cudsik Guy	1666 Vesta Ave	Right Sales & Service	\$ 2,894.38	Fulton - Real & Personal	3/9/20 Paid \$3,295.29- for 2018 taxes Balance of 2018 - add'l interest (\$224.87) & 2019 balance is \$2,669.51. 3/19/20 Left Message	2018-2019
Y	Lexicon Hospitality	2471 Old National Pkwy	Travelodge	\$ 2,222.54	Fulton - Personal	Paid in Full 2/17/2020	2018-2019
Y	Zenga Store	Hartsfield/Concourse A		\$ 1,257.39	Clayton - Personal	3/19/20 Still Working with Merchant/County Assessors - location was closed. Tax Assessors confirms closure as of 12/31/18. It makes 2018 collectible - Merchant claims closure was prior to 2018 - so non taxable Parcel 171425. Clayton County Tax Offices are re-opening May 4th	2018
Y	InMotion Entertainment	Hartsfield/Concourse A		\$ 971.11	Clayton - Personal	Paid 12/24/2019	2018
	Hayes Philip Lee	3262 Dogwood St		\$ 958.39	Fulton - Real	Property was sold by Mr. Hayes, but was chargedback for Homestead Tax Credits after the sale that he was not entitled to receive. Current owner's closing attorney asking liens be released.	2017-2018
Y	Amirj LLC	5209 W Fayetteville Rd	Subway	\$ 1,345.72	Clayton - Personal	Spoke to owner 3/13/20 - getting accountant to write the check.	2018-2019
Y	Smart Moves Investments LLC	2879 Windsor Forrest Ct		\$ 1,103.10	Fulton - Real	Identified Owner - he is a First Transferee Foreclosure - no contact telephone but found residential mailing address of principal owner to resend statement. Still looking/working account	2018-2019
	Lindsay Beulah	3568 Herschel Rd		\$ 590.19	Fulton - Real	Paid 1/3/2020	2018
	Ellis Robert	3732 Herschel Rd		\$ 548.36	Fulton - Real	Paid 3/26/20	2018
	Gerard Gary Et AL	2238 West Lyle Rd		\$ 469.22	Fulton - Real	Paid 12/26/19	2018



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8103

DATE: April 29, 2020

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Althea Philord-Bradley, Director of Finance & Accounting

RE: Top 10 Delinquent Customers

PURPOSE: To update Mayor/Council regarding Top 10 delinquent customers, commercial and residential.

REASON: To keep updated on Top 10 commercial and residential accounts to ensure the accounts balances are current.

RECOMMENDATION: To deliver information to Mayor/Council by Customer Service team.

BACKGROUND: Each council meeting we deliver data that indicates who the Top 10 customers are based on balances owed, length of time unpaid.

COST TO CITY: N/A.

BUDGETED ITEM: N/A.

REVENUE TO CITY: N/A.

CITY COUNCIL HEARING DATE: May 4, 2020.

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A.

AFFECTED AGENCIES: N/A.

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A.

REQUIRED CHANGES TO WORK PROGRAMS: N/A.

STAFF: Customer Service Manager

ATTACHMENTS:

- Top Ten Report 042820 - R (XLSX)
- April 2020 Cut-on report - R (XLSX)
- CC Aging 42820 - R+ (DOCX)
- CF Aging 42820 -R (DOCX)
- RC Aging 42820 - R (DOCX)
- RF Aging 42820 -R (DOCX)

Review:

- | | | |
|--------------------------|-----------|--------------------|
| • Althea Philord-Bradley | Completed | 04/29/2020 5:10 PM |
| • Rosyline Robinson | Completed | 04/29/2020 5:29 PM |
| • Terrence R. Moore | Completed | 04/30/2020 9:51 AM |
| • Mayor & City Council | Pending | 05/04/2020 7:30 PM |

City of College Park		TOP TEN UTILITY CUSTOMER OUTSTANDING BALANCES		4/28/2020		Prepared By Kemberli Johnson					
Business											
Prior Adjustments	Payment Plan	Liens	BUSINESS NAME	ADDRESS	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
n/a	No	No			\$31,860.16	\$12,708.32	\$2,249.60	\$46,818.08	Yes	90 days	Account is Active/ Reminder Letter sent 02/07/2020
					\$1,572.94	\$285.07	\$412.68	\$2,270.69	Yes	90 days	Disconnection Pending
n/a	No	No				\$1,696.79	\$105.00	\$1,801.79	Yes	120 days	Water Services Disconnected
n/a	No	No			\$948.64	\$548.63		\$1,497.27	No	120 days	Agreement made with the city manager to pay \$300.00 a month
n/a	No	No				\$1,291.34		\$1,291.34	No	180 days	Account is Active
Apartments											
Prior Adjustment	Payment Plan	Liens	APARTMENT NAME	ADDRESS	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
n/a	No	Yes			\$3,235.26			\$3,235.26	No	120 days	Street Lights Disconnected
Residential											
Prior Adjustment	Payment Plan	Liens	CUSTOMER NAME	Account #	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
No	No	No			\$797.26	\$3,905.49	\$244.92	\$4,947.67	Yes	180 days	Service Restored Per City Council on (Electric) 04/07/20
No	No	No			\$763.11	\$1,130.73	\$173.39	\$2,067.23	Yes	180 days	Account is Active/ Customer is a Senior Service
No	No	No			\$589.51	\$982.73	\$183.69	\$1,755.93	Yes	180 days	Medical/Water Leak on Customer side Reminder Letter on 03/13/20
	No	No				\$999.93	\$656.67	\$1,656.60	Yes	180 days	Account Active/ Reminder Letter sent 02/17/20 Wtr Disconnected
TOTALS					\$39,766.88	\$23,549.03	\$4,025.95	\$67,341.86			
		NUL	Signifies that Lien has not been filed due to legal statue (not property owner)								
		*	Represents Lien filed against account								
		N/A	Signifies account Lien has not been filed								
yes			Signifies account received prior billing adjustment								
N/A			Signifies account that has not received prior billing adjustment								

April 2020 Reconnects						
Customer's Account #	Occupant code	Customer's Name	Date Work-orders were created	Balance Due @ Cut-Off	Amount paid @ Cut-on	Remaining Balance
	Prepared by K.Johnson		Grand Totals	\$ 1,499.35	\$ 1,582.87	\$ 40.35

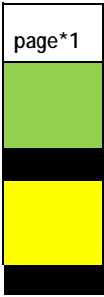
3/26/2020	\$	339.65	\$	450.00	\$	(67.18)
4/1/2020	\$	616.40	\$	603.90	\$	12.50
4/7/2020	\$	543.30	\$	528.97	\$	14.33

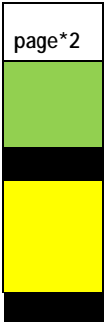
Grand Totals: \$ 1,499.35 \$ 1,582.87 \$ (40.35)

No new reconnects after 04/07/2020

March 2020 Reconnects						
Customer's Account #	Occupant code	Customer's Name	Date Work-orders were created	Balance Due @ Cut-Off	Amount paid @ Cut-on	Remaining Balance
	Prepared by T.Smith/KJohnson		Grand Totals	\$ 48,179.51	\$ 45,153.31	\$ 3,026.20

Grand Totals: \$ 48,179.51 \$ 45,153.31 \$ 3,026.20





City of College Park

A / R A G I N G

04/28/2020 07:57:21

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
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Cycle: 15

				279.01	289.80	283.59	644.87	1497.27	02/14/2020	300.00
				28933.69	17384.39	500.00	0.00	46818.08	02/12/2020	17221.36
				454.35	570.22	0.00	0.00	1024.57	02/13/2020	432.00

3 Subtotals for Cycle 015

				29667.05	18244.41	783.59	644.87	49339.92		
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3 Grand Totals

				29667.05	18244.41	783.59	644.87	49339.92		
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SELECTION CRITERIA
 Minimum Balance: 1000.00
 A/R Block 1:30
 A/R Block 2:60
 A/R Block 3:90

Filter:
 (category = 'cc' AND end_date IS NULL)

City of College Park

A / R A G I N G

04/28/2020 07:57:21

Page: 2

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
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City of College Park

A / R A G I N G

04/28/2020 07:51:40

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
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Cycle: 1

2836.85	1776.44	0.00	0.00	4613.29	04/06/2020	T
25313.03	9763.62	0.00	0.00	35076.65		O
1406.78	750.89	0.00	0.00	2157.67	02/25/2020	T
989.29	443.29	0.00	0.00	1432.58	02/27/2020	T
2372.48	1895.06	0.00	0.00	4267.54	01/31/2020	1571.60
1114.99	957.37	0.00	0.00	2072.36	01/31/2020	631.35

6 Subtotals for Cycle 001

34033.42	15586.67	0.00	0.00	49620.09
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Cycle: 8

2774.87	666.61	63.32	0.00	3504.80	02/21/2020	633.14	
958.87	908.42	75.14	0.00	1942.43	02/21/2020	450.86	O
4236.82	2292.15	0.00	0.00	6528.97	03/04/2020	250.00	T
1905.02	1398.02	0.00	0.00	3303.04	03/04/2020	585.43	
554.40	578.08	0.00	0.00	1132.48	03/03/2020	410.89	T
773.48	380.17	0.00	0.00	1153.65	03/04/2020	359.34	O
1070.17	849.42	86.70	0.00	2006.29	02/26/2020	867.07	T
762.97	771.90	22.47	0.00	1557.34	03/06/2020	400.00	T
951.21	462.05	0.00	0.00	1413.26	03/04/2020	500.00	T
1789.86	1091.10	0.00	0.00	2880.96	03/04/2020	1300.00	O
1455.73	729.34	0.00	0.00	2185.07	03/05/2020	972.32	T
1108.66	546.50	615.53	0.00	2270.69	01/29/2020	603.29	
115.72	57.86	209.55	1418.66	1801.79	12/13/2019	109.00	T

13 Subtotals for Cycle 008

18457.78	10731.62	1072.71	1418.66	31680.77
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Cycle: 15

849.00	837.63	0.00	0.00	1686.63		O	
1254.10	3148.87	0.00	0.00	4402.97		O	
738.58	965.55	877.77	653.36	3235.26	12/19/2019	O	
3194.20	121.58	0.00	0.00	3315.78	03/04/2020	121.58	T
1027.34	65.46	0.00	0.00	1092.80	03/17/2020	644.00	T
1072.85	672.30	0.00	0.00	1745.15	02/21/2020	261.51	
42122.89	500.00	0.00	0.00	42622.89	03/16/2020	22711.68	O
1078.22	958.36	0.00	0.00	2036.58	02/13/2020	947.06	T

8 Subtotals for Cycle 015

51337.18	7269.75	877.77	653.36	60138.06
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City of College Park

A / R A G I N G

04/28/2020 07:51:40

Page: 2

Cyc	Rte	Account Name	Home Phone	0 to	30	31 to	60	61 to	90	Over	91	Total	--- Last Payment --- Date	Amount
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Cycle: 21

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				64.76		32.38		32.38		1161.82		1291.34	01/28/2020	65.00 0
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1 Subtotals for Cycle 021

				64.76		32.38		32.38		1161.82		1291.34		
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28 Grand Totals

				103893.14		33620.42		1982.86		3233.84		142730.26		
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SELECTION CRITERIA
 Minimum Balance: 1000.00
 A/R Block 1:30
 A/R Block 2:60
 A/R Block 3:90

Filter:
 (category = 'cf' AND end_date IS NULL)

City of College Park

A / R A G I N G

04/28/2020 08:02:04

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount	
=====											
Cycle:	15										
				234.70	242.33	211.48	573.01	1261.52	02/04/2020	100.00	T
				948.23	544.83	262.87	0.00	1755.93	04/08/2020	400.00	O
				592.53	427.53	323.75	297.16	1640.97	02/10/2020	200.00	T

3 Subtotals for Cycle 015				1775.46	1214.69	798.10	870.17	4658.42			
=====											
3 Grand Totals				1775.46		798.10		4658.42			
					1214.69		870.17				

SELECTION CRITERIA

Minimum Balance:1000.00
 A/R Block 1:30
 A/R Block 2:60
 A/R Block 3:90

Filter:
 (category = 'RC' AND end_date IS NULL)

City of College Park

A / R A G I N G

04/28/2020 08:01:07

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount	
Cycle: 1											
				48.38	76.83	169.89	1361.50	1656.60	02/04/2019	47.81	
				818.31	551.59	483.19	214.14	2067.23	03/04/2020		
				914.59	295.31	0.00	0.00	1209.90	03/31/2020	250.00	
				735.38	446.81	0.00	0.00	1182.19	02/25/2020	464.41	
				854.27	470.03	105.28	0.00	1429.58	02/24/2020	168.46 T	
				279.05	692.26	350.24	0.00	1321.55	04/10/2020	221.60	
				616.01	336.63	267.11	0.00	1219.75	03/31/2020	21.52 O	
				2538.48	398.16	0.00	0.00	2936.64	04/07/2020	300.00 T	
				981.00	318.79	218.42	0.00	1518.21	02/24/2020	500.00	
				694.71	319.14	0.00	0.00	1013.85	02/19/2020	384.87	
				847.15	559.88	97.50	0.00	1504.53	02/16/2020	478.08 T	
				956.53	326.77	128.03	0.00	1411.33	01/30/2020	354.90 O	
				529.72	257.36	330.29	602.86	1720.23	12/17/2019	170.00 T	
				238.05	122.86	130.52	611.69	1103.12	02/03/2020	500.00 T	
15 Subtotals for Cycle 001				11051.63	5172.42	2280.47	2790.19	21294.71			
Cycle: 8											
				603.09	516.88	966.18	2861.52	4947.67	04/23/2020	140.00	
				661.09	133.75	232.06	0.00	1026.90		O	
				864.93	168.81	0.00	0.00	1033.74	04/03/2020	300.00	
				2094.78	241.96	0.00	0.00	2336.74	02/28/2020	394.17	
				991.23	666.90	11.70	0.00	1669.83	03/03/2020	600.00 T	
				621.74	437.13	0.00	0.00	1058.87	03/03/2020	401.00 T	
				667.11	455.93	0.00	0.00	1123.04	03/03/2020	557.00 T	
				240.35	147.32	234.81	957.68	1580.16	01/03/2020	50.00 T	
				591.89	302.28	39.83	388.56	1322.56	08/30/2019	219.02	
				132.97	226.24	295.73	370.99	1025.93	01/29/2020	370.99 T	
				174.67	300.80	855.19	0.00	1330.66	03/19/2020	100.00 T	
				200.76	171.50	228.69	537.65	1138.60	04/03/2020	400.00 T	
				27.73	360.94	446.10	199.74	1034.51	01/23/2020	300.00 T	
				552.90	288.60	313.16	172.74	1327.40	02/28/2020	500.00 T	
				455.53	622.58	0.00	0.00	1078.11	01/31/2020	632.46 T	
				682.53	425.42	46.44	0.00	1154.39	02/27/2020	464.39 T	
16 Subtotals for Cycle 008				9563.30	5467.04	3669.89	5488.88	24189.11			

City of College Park

A / R A G I N G

04/28/2020 08:01:13

Page: 2

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
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Cycle: 15

525.18	562.72	15.86	0.00	1103.76	02/24/2020	325.00	T
588.61	545.80	0.00	0.00	1134.41	02/13/2020	516.22	T
622.90	496.69	0.00	0.00	1119.59	02/13/2020	413.58	T
484.08	375.38	172.72	57.16	1089.34	12/18/2019	313.10	O
48780.49	28596.89	0.00	0.00	77377.38	03/04/2020		O
2732.05	3091.10	0.00	0.00	5823.15			O

6 Subtotals for Cycle 015

53733.31	33668.58	188.58	57.16	87647.63
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37 Grand Totals

74348.24	44308.04	6138.94	8336.23	133131.45
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SELECTION CRITERIA
 Minimum Balance:1000.00
 A/R Block 1:30
 A/R Block 2:60
 A/R Block 3:90

Filter:
 (category = 'RF' AND end date IS NULL)